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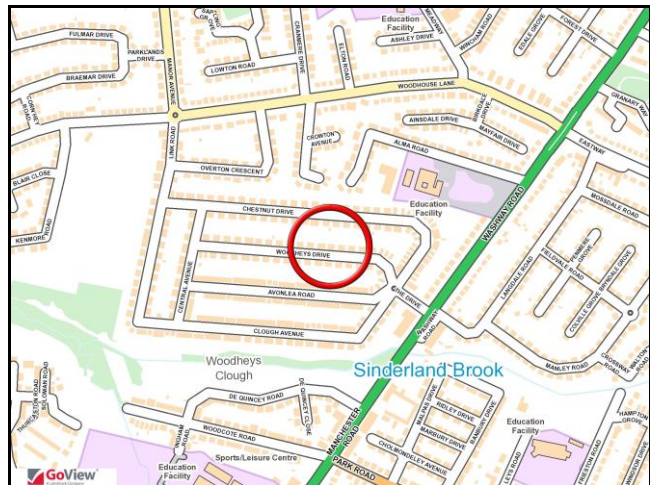


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road and continue along for 1.3 miles. Eventually, turn right onto The Drive and at the roundabout take the 3rd exit onto Woodheys Drive. The property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To follow



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Woodheys Drive Sale, M33 4JD



A SUPERB THREE BEDROOMED SEMI DETACHED WHICH ENJOYS GOOD SIZED ROOMS, DRIVEWAY AND GARDENS. VERY POPULAR NEIGHBOURHOOD.

Hall. Sitting Room. Lounge. Breakfast Kitchen. Utility/ Ground Floor WC. Three Beds. Bathroom. Parking. Lovely Gardens.

“ Always popular houses! ”

£365,000

in detail



A superb, extended, Three Bedroomed, extended Semi-Detached offering over 1300 sq ft of accommodation.

The location is always popular being zoned for Tyntesfield Primary School and has Woodheys Park just around the corner.

The property includes a superb 15'1" x 13' extended Kitchen and really useful, large Conservatory Dining Room.

There is neutral re-decoration throughout and modern Kitchen and Bathroom fittings.

In addition to the accommodation there is a lovely, Private rear Garden and Driveway Parking.

An internal viewing will reveal:



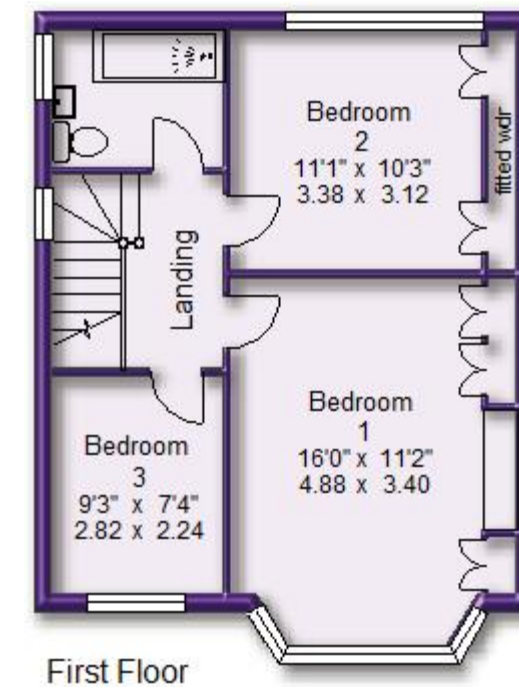
The accommodation

Entrance Porch having a UPVC double glazed front door with windows to the front and side. Step-up to an opaque, glazed panelled inner door through to the Hallway.

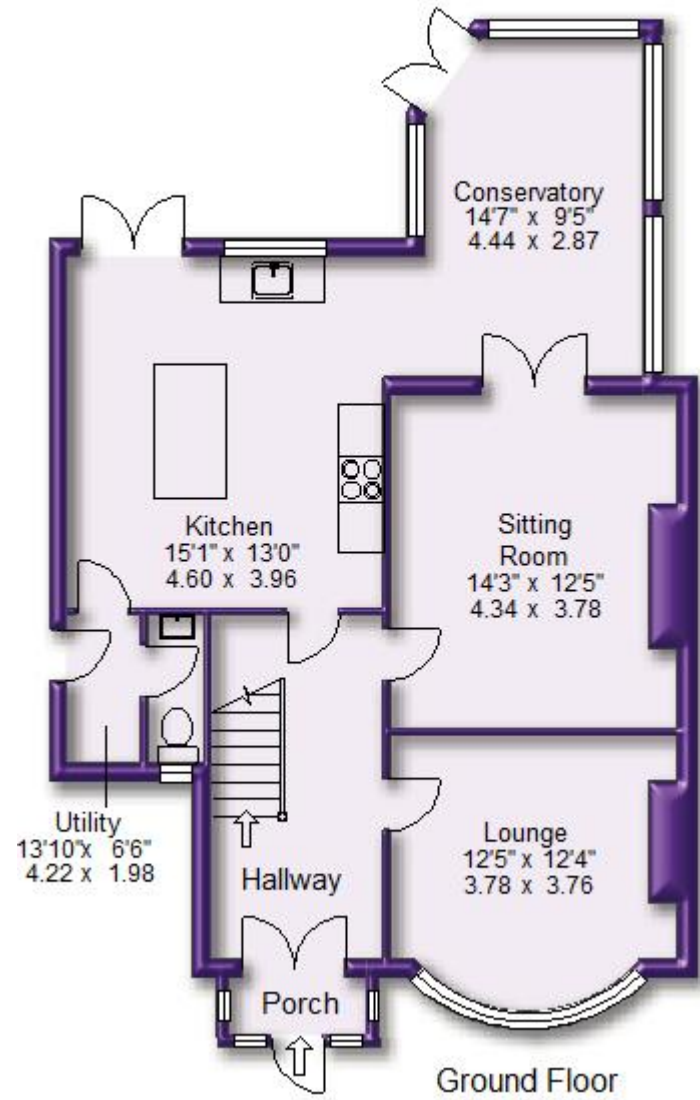
Entrance Hall having a spindled staircase rising to the First Floor. Picture rail surround. Doors provide access to the Lounge, Sitting Room and Dining Kitchen.

12'5" (into bay) x 12'4" Lounge. A well-proportioned Reception Room having a wide, UPVC double glazed bay window to the front elevation. Attractive fire surround to the chimney breast. Picture rail surround.

14'3" x 12'5" Sitting Room. Another excellent-sized Reception Room having a set of glazed double doors opening up into the Conservatory extension. Attractive fire surround to the chimney breast with living flame, coal-effect gas fire. Picture rail surround. Stripped wooden floor.



Approx Gross Floor Area = 1382 Sq. Feet
 = 128.11 Sq. Metres



15'1" x 13" Kitchen. A wonderful, large Family Kitchen - forming part of the extension. The Kitchen is fitted with an extensive range of modern base and eye-level units with chrome 'T' bar handles and worktops over including a central island unit which double up as a Breakfast Bar. The Kitchen has an inset white ceramic sink unit with mixer tap. Space for a range cooker (maybe available subject to further negotiation) with an oversized stainless steel extractor hood over and stainless steel splashback. Ample space for a tall fridge freezer unit. Integrated dishwasher.



First Floor Landing having doors opening to the Three Bedrooms and Bathroom.

16' (into bay) x 11'2" (into wardrobes) Bedroom One. A superb, large Double Bedroom having a UPVC double glazed bay window to the front elevation. Picture rail surround. Built-in wardrobes across one wall.



in detail



11'1" x 10'3" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation overlooking the Gardens. Again, the Bedroom has built-in Bedroom wardrobes and drawers to one wall.

9'3" x 7'4" Bedroom Three. A larger-than-average Third Bedroom having a UPVC double glazed window to the front elevation. Built-in storage cupboards to one wall.



A good-sized Bathroom fitted with a modern white suite with chrome fittings comprising of: double-ended panelled bath with central chrome mixer taps, additional fitted shower over and fitted glass shower screen, low-level WC, pedestal wash hand basin. Part-tiled walls. Tiled floor. Opaque, UPVC double glazed window to the side elevation.

Outside

Outside to the front, the property is approached via a wrought iron gated Driveway providing Off Street Parking. There is then a further gate at the side of the property leading to the rear Garden.

To the rear, the property enjoys a lovely, good-sized Private Garden having a large, paved Patio Area leading onto the main area of lawn with established borders surrounding.

Always popular houses!

