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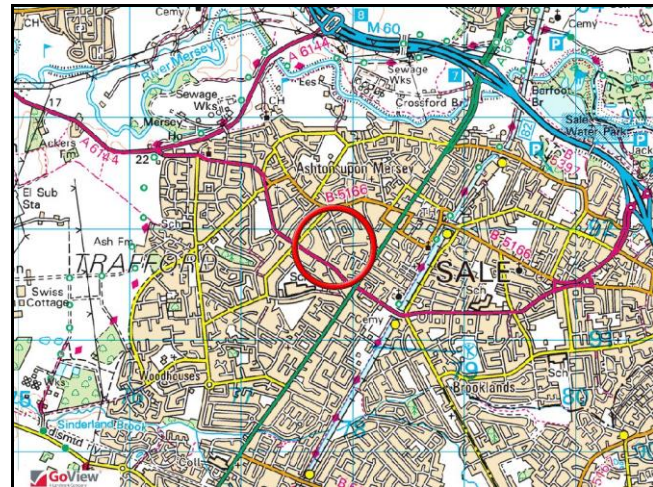
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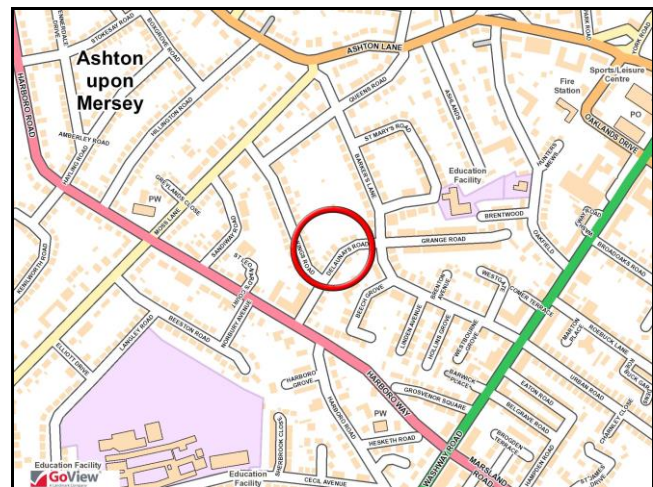


INDEPENDENT ESTATE AGENTS

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. After a short distance turn right onto Barkers Lane and then turn left onto Delaunays Road and the property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

2 Delaunays Road Sale, M33 6RX



A BEAUTIFUL 'ART DECO' FOUR BEDROOMED FAMILY DETACHED WHICH ENJOYS A STUNNING 0.211 ACRE GARDEN PLOT. CERTAINLY ONE OF SALE'S LANDMARK HOUSES. WONDERFUL LOCATION IDEAL FOR SCHOOLS.

Hall. WC. Three Reception Rooms. Large wrap around Conservatory. Breakfast Kitchen. Four Bedrooms. Bathroom. Ample Parking. Garage. Amazing Garden. Energy Rating: D

“ Such a one-off house! ”

energy efficiency

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient – higher running costs	
61	83

Environmental Impact Rating	
Current	Potential
Very environmentally friendly – lower CO2 emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly – higher CO2 emissions	
54	79

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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.

£625,000

in detail



A beautiful, Art Deco Four Bedroom Detached which is one of Sales more distinctive landmark houses.

The property enjoys a stunning established 0.211 acre Garden Plot; beautifully landscaped and has ample Driveway Parking and Garage.



The location is always popular, ideal for several of the Local Schools including St Marys and Ashton on Mersey.

Internally there are many lovely design features typical of the Art-Deco design including many curved multi-paned windows, port hole windows and rendered elevations.

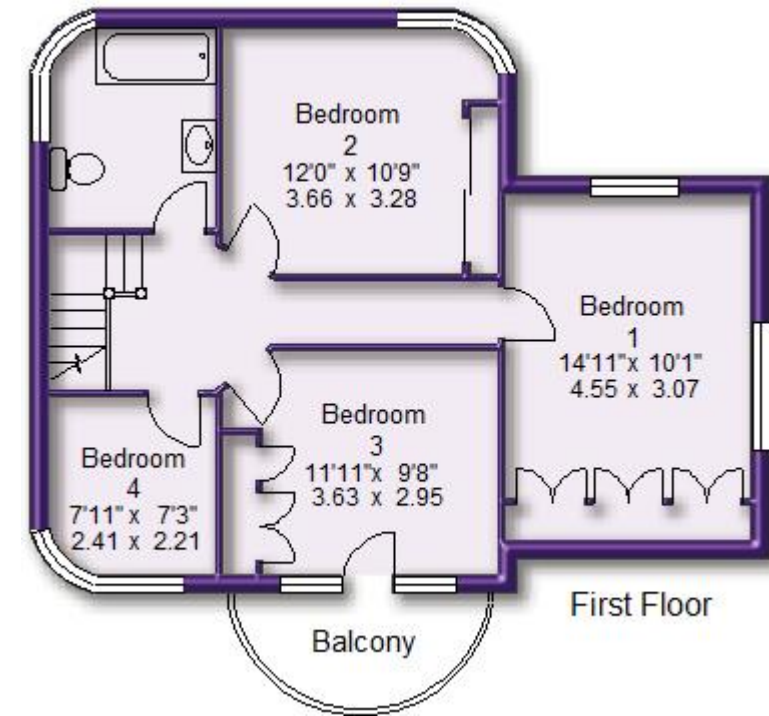
An internal viewing will reveal:

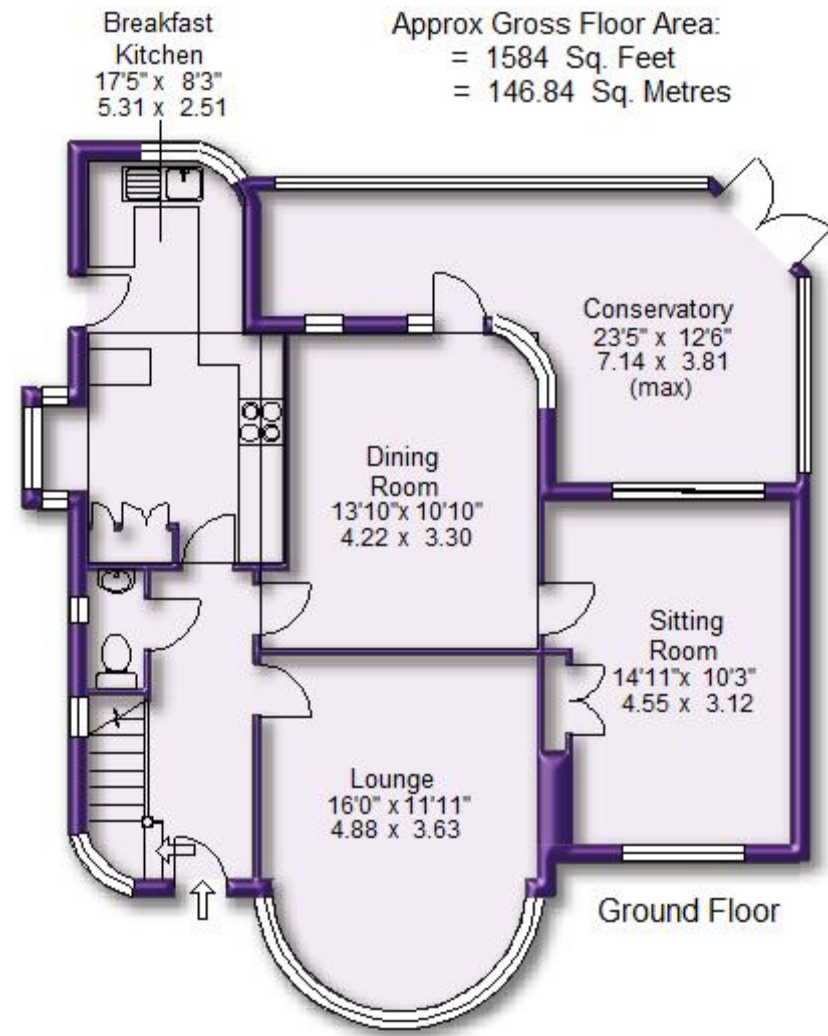
The accommodation

Entrance Hall. A spacious Entrance into the property - certainly setting the spacious theme that is evident throughout. There are doors opening to the Lounge, Dining Room and Breakfast Kitchen. A further door opens to the Ground Floor WC. UPVC double glazed, curved, Art-Deco window feature. Additional window to the side elevation.

16 (into bay) x 11'11" Lounge. A wonderful, large Reception Room having an enormous, eight-paned, curved bay widow to the front elevation. Attractive fireplace feature to One wall. Coved ceiling.

17'5" x 8'3" reducing to 6'10" Breakfast Kitchen. A good-sized Kitchen re-fitted with a range of modern base and eye-level units with chrome 'T' bar handles and worktops over with inset one-and-a-half bowl stainless steel sink unit with mixer tap. Built-in, 'Neff' stainless steel fronted electric double oven with four ring ceramic hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing suitable for a washing machine. UPVC double glazed, square bay window to the side elevation. Useful Breakfast Bar Area. UPVC double glazed, part-curved window to the rear elevation providing lovely views over the Garden. Opaque, double glazed panelled door opens to the side.





13'10" x 11'11" reducing to 10'10" Dining Room. Another good-sized Reception Room having a beautiful, part-curved window feature to the rear with multi-paned door opening into the Conservatory. Additional circular window to the rear. Coved ceiling. Door through to the Sitting Room.



14'11" x 10'3" Sitting Room. Another good-sized Reception Room having a UPVC double glazed window to the front elevation. There is a set of UPVC double glazed sliding Patio doors opening into the Conservatory.



in detail

23'5" x 12'6" (max) Conservatory. A wonderful addition to the property having a UPVC double glazed window facing out onto the beautiful, large Garden. Another set of UPVC double glazed French doors opening up onto the Garden.

First Floor Landing having doors opening to the Four Bedrooms and Bathroom. Loft access point.



14'11" (into wardrobes) x 10'1" Bedroom One. A well-proportioned Double Bedroom having a UPVC double glazed window to the side elevation and an additional UPVC double glazed window to the rear providing wonderful views over the Garden. Built-in wardrobe cupboards to One wall.

12' x 10'9" Bedroom Two. Another good-sized Double Bedroom having a lovely, part-curved, Art-Deco-style window to the rear elevation providing lovely views over the Garden. Built-in wardrobe cupboards to One wall with sliding mirrored doors.



11'11" x 9'8" Bedroom Three. Another good-sized Bedroom having UPVC double glazed windows and UPVC double glazed doors opening to the front elevation onto a curved Balcony. Built-in wardrobe cupboards.

7'3" x 4'11" Bedroom Four having a large, part-curved, Art-Deco-style window to the front elevation.

8'7" x 7'1" good-sized Bathroom fitted with a suite comprising of: panelled bath with thermostatic shower over fitted shower screen, vanity sink unit, low-level WC. Opaque, UPVC double glazed, part-curved, Art-Deco-style window to the side elevation. Part-tiled walls. Wall-mounted, heated chrome towel rail.



Outside

Outside, the property enjoys a stunning established 0.211 acre Garden Plot having large area of lawn with numerous established borders with a huge variety of shrubs and fruit trees.

There is ample Driveway Parking, part under a Carport. Garage.

Such a one-off house!

