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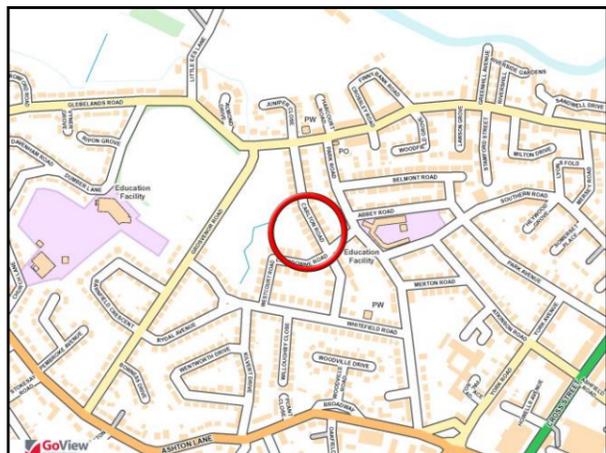


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, continue out of the one way system on School Road and take a sharp right onto Sibson Road and at the traffic lights go straight across Washway Road and straight onto Oaklands Drive. Continue to follow the road round onto Cranleigh Drive and at the bottom turn right onto Ashton Lane and then left immediately to stay on Ashton Lane. Turn right onto Park Road and then turn left onto Whitefield Road. After a short distance, turn right onto Carlton Road and the property will be found on the left 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

40 Carlton Road Sale, M33 6PE



A FABULOUS THREE BEDROOMED PERIOD SEMI DETACHED WHICH HAS A SUPERB LOFT CONVERSION, DRIVEWAY AND LOVELY LANDSCAPED REAR GARDEN. CLOSE TO PARK ROAD SCHOOL.

Hall. Lounge. Dining Room. Kitchen. Utility. WC. Three Bedrooms. Two Bath/Shower, One En Suite. Really useful Converted Loft Room. Excellent rear Garden.

“ A wonderful Family Home! ”

£385,000

in detail



A fabulous, Three Bedroomed Period Semi-Detached which offers excellent family accommodation including a superb Loft Conversion.

Internally the property has neutral re-decoration throughout, UPVC double glazing, modern Kitchen and Bathroom fittings and contemporary landscaped Garden.

The location is really popular ideal for the Town Centre and several of the Schools including the Ofsted Outstanding Park Road Primary.

In addition to the main rooms you would expect there is a Ground Floor WC, Utility Room, En Suite to Bedroom One and a useful, Converted Loft Room.

Outside there is Driveway Parking, Garage and a Private, landscaped rear Garden.

An internal viewing will reveal:

The accommodation

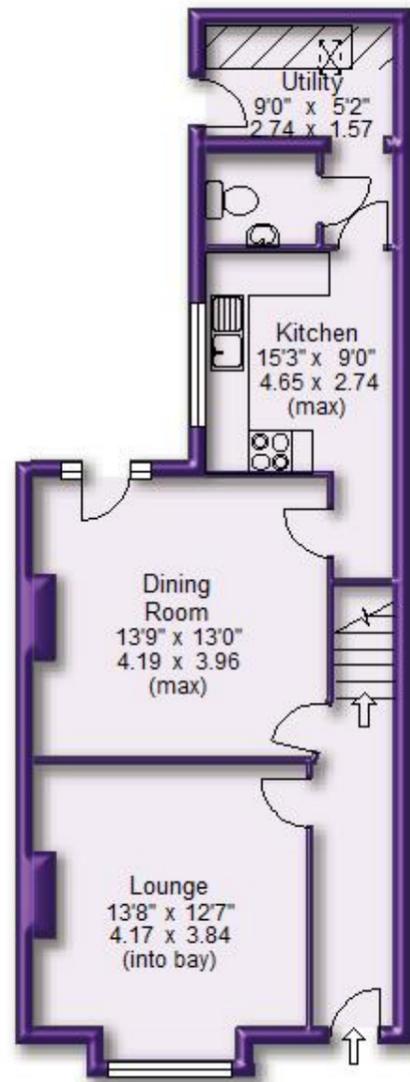
Entrance Hallway having a panelled front door with window above. Coved ceiling. Contemporary oak flooring. Inset LED spotlights to the ceiling with chrome fittings. Staircase rises to the First Floor. Doors then open to the Lounge and Dining Room.

13'8" (into bay) x 12'7" Lounge. An excellent-sized Reception Room having a UPVC double glazed, square bay window to the front elevation. Inset LED spotlights to the ceiling. Attractive fireplace feature to the chimney breast with cast iron open fire. Built-in shelving to one of the alcoves. Coved ceiling.

13'9" x 13' Dining Room. A well-proportioned room having a UPVC door with windows flanking both sides opening onto the rear Garden. Continuation of the oak flooring. Coved ceiling. Picture rail surround. Inset spotlights to the ceiling. Door through to the Kitchen.



Approx Gross Floor Area = 1328 Sq. Feet
= 123.10 Sq. Metres



Ground Floor

10'2" x 9' (main Room measurements) Kitchen fitted with a range of base and eye-level units with worktops over with inset one-and-a-half bowl sink unit with mixer tap. Built-in, 'Neff', stainless steel fronted electric oven with five ring 'Bosch' gas hob with extractor hood over. Double glazed window to the side elevation. Inset spotlights to the ceiling. Covered ceiling. Opening into the Utility Room and door through to the Ground Floor WC.



Ground Floor WC fitted with an enclosed cistern WC with 'Duravit' branded pan and 'Geberit' wall-mounted flush plate. Space saver wall-hung wash hand basin. Wall-mounted, heated chrome towel rail. Tiled floor. Part-tiled walls. Built-in storage cupboards. One housing the Valliant gas central heating boiler.

9' x 5'2" Utility. A really useful addition to the property having a part-vaulted ceiling with Velux window. Fitted worktop with space beneath suitable for a washing machine and tumble dryer. UPVC double glazed door opens to the rear Garden.



First Floor Landing having a spindled balustrade to the return of the staircase opening. LED spotlights to the ceiling with chrome fittings. There is then a raised Half Landing with a UPVC double glazed window to the front and a further spindled staircase rising to the Converted Loft Room. Doors provide access to the Three Bedrooms and Family Bathroom.



in detail

13'9" (into bay) x 11'9" Bedroom One. An excellent-sized Double Bedroom having a UPVC double glazed, square bay window to the front elevation. Stripped wooden floor. Built-in wardrobe cupboards to the full length of one wall. Coved ceiling. Opening into the Shower Room.

Shower Room fitted with an enclosed double-width shower cubicle with thermostatic shower. Enclosed cistern WC. Vanity sink unit. wall-mounted, heated chrome towel rail. Inset spotlights to the ceiling. Extractor fan. Part-tiled walls.



11'5" x 8'10" Bedroom Two. Another good-sized Bedroom having a UPVC double glazed window to the rear elevation providing lovely views over the Garden. Door opens to useful, Walk-In Wardrobe Cupboard.

9 x 6'4" Bedroom Three having a UPVC double glazed window to the rear elevation providing views over the Garden. Coved ceiling.



7'11" x 6' Bathroom fitted with a modern white suite with chrome fittings comprising of: panelled bath with shower mixer attachment and fitted glass shower screen, low-level WC, pedestal wash hand basin. Part-tiled walls. Wall-mounted, heated towel rail. Opaque, UPVC double glaze window to the side elevation. Inset LED spotlights to the ceiling. Stripped wooden floors.

16'2" (max) x 7'11" Converted Loft Room. A lovely addition to the property having a part-sloping ceiling with a Velux window to the rear elevation. Further storage space within the eaves.



Outside

Outside to the front, there is a Driveway providing Off Street Parking.

To the rear, there is a lovely, Private, landscaped rear Garden having a large Patio Area at the side of the Kitchen. Further stone-paved and Decked Areas with well-stocked borders surrounding. There is a Garage plus further timber Storage Sheds.

A wonderful Family Home!

