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PROPERTY SALES AND RENTALS



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68 Park Road
Sale, M33 6HZ



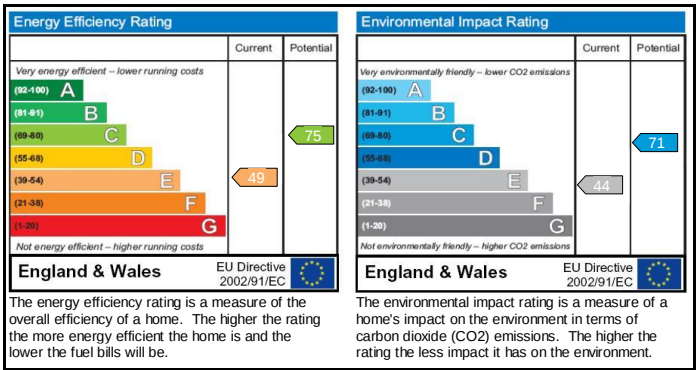
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£435,000
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



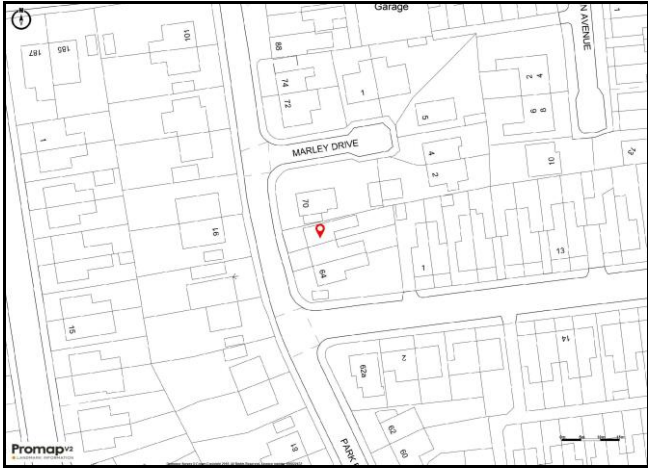
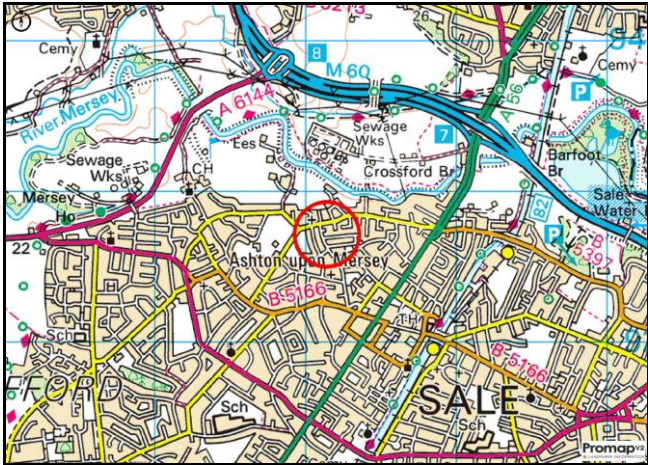
overview

AN IMPRESSIVE, MUCH UPGRADED AND IMPROVED, FOUR BEDROOMED PERIOD FAMILY HOME WHICH OFFERS A SUPERB AMOUNT OF ACCOMMODATION. LOFT CONVERSION AND 20' KITCHEN. DRIVEWAY PARKING/GARAGE TO THE REAR/PRIVATE REAR GARDEN.

Hall. Lounge. Sitting Room. Fabulous 20' Dining Kitchen. Four excellent Bedrooms. Two Bath/ Shower - One En suite. Plenty of space on offer! PERFECT FOR PARK ROAD PRIMARY! Energy Rating: E

location

From our Watsonsons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, go straight across and follow the road round. Turn left onto Ashton Lane and continue along. Turn right onto Park Road and the property will be found on the right hand side.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on 0161 973 6688 or via sale@watersons.net

in detail

An impressive, much upgraded and improved, Four Bedroomed, Period Family Home which offers a tremendous amount of Accommodation.

The property offers excellent family space with Two Reception Rooms and a 21' Dining Kitchen to the Ground Floor with Four Bedrooms and Two Bath/ Shower Rooms over the Upper Floors including a Loft Conversion.

Internally, there is neutral re-decoration, stylish, contemporary design Kitchen and a fabulous recently re-fitted Bathroom.

The location is ideal, perfect for Park Road Primary and being within an easy reach of the Town Centre and Metrolink and having the open space of Ashton Park just around the corner.

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

An internal viewing will reveal:

Entrance Hall having a composite front door. Panelled doors then open to the Lounge and Sitting Room. Staircase rises to the First Floor. Coved ceiling.

Lounge. A well-proportioned Reception Room having a wide-angled, uPVC double glazed bay window to the front elevation. Attractive, woodburning, multi-fuelled stove to the part-hollowed-out chimney breast. Coved ceiling. Dado rail surround.

Sitting Room. Another excellent-sized Reception Room having a set of uPVC double glazed French doors opening to the rear. Again, the room has a cast-iron, multi-fuelled burning stove. Coved ceiling. Large opening into the Kitchen. Door through to the Ground Floor WC. Period-style radiator.

Ground Floor WC fitted with a low-level WC. Wall-hung wash hand basin. Built-in storage.

A fabulous, large Family Kitchen with plenty of space for a dining table. The Kitchen itself has been re-fitted with an extensive range of contemporary, high-gloss-finish base and eye-level units with chrome handles and polished granite worktops over with inset one-and-half-bowl sink unit with mixer tap. Built-in 'Bosch' electric oven. Integrated, stainless steel fronted microwave with plate warmer drawer below. Integrated 'Siemens' coffee machine. Inset, four ring, 'Siemens' ceramic hob plus, adjacent, large 'Siemens' gas hob. Stylish, contemporary, angled extractor fan above. Integrated washing machine. Freestanding, 'Siemens', American-style fridge freezer and dishwasher. Tiled floor. Inset spotlights to the ceiling. uPVC double glazed window to the side elevation and a set of uPVC double glazed French doors opening onto the rear Garden.

First Floor Landing having a spindled balustrade to the return of the staircase opening. A further staircase rises to the Second Floor. Doors provide access to Three of the Bedrooms and Family Bathroom.

Bedroom One. An excellent-sized Double Bedroom having two, uPVC double glazed windows to the front elevation. Door opens to the En Suite Shower Room.

A stylish En Suite Shower Room re-fitted with a contemporary suite comprising of: enclosed shower cubicle with thermostatic shower, enclosed cistern WC, space-saver, wall-hung wash hand basin. Wall-mounted, heated towel rail. Inset spotlights to the ceiling. Tiled walls.

Bedroom Two. Another good Double Bedroom having a uPVC double glazed window to the rear elevation.

Bedroom Three. Again, an excellent-sized Double Bedroom having a uPVC double glazed window to the rear elevation overlooking the Gardens.

There is a fabulous Bathroom, recently re-fitted with a period-style white suite with chrome fittings comprising of: clawfoot bath with thermostatic shower over and fitted glass shower screen, WC, vanity sink unit. Wall-mounted, heated, towel rail. Opaque, UPVC double glazed window to the side elevation. Inset spotlights to the ceiling.

Second Floor Landing having a door through to Bedroom Four.

Bedroom Four (forming part of a Loft Conversion) having a Velux window to the rear elevation.

Outside to the front, the property is approached via a block-paved Driveway providing ample Parking for two cars.

To the rear, the property enjoys a landscaped rear Garden which has a stone-paved Patio Area with step-up to an area of AstroTurf for easy maintenance with established borders along one side.

At the back of the Garden, there is a Garage - this is accessed from Belmont Road.

Viewing is a must to appreciate the space on offer!

