



33 Hayling Road, Sale, Cheshire, M33 6GN

Offering just under 2000 sqft of accommodation, this immaculately presented four double bedroom detached family home is situated in a highly sought after location ideally positioned for Ashton on Mersey School, Ashton on Mersey Village and Sale Town Centre. With scope for further development if required, the property currently comprises: Entrance Hall, Lounge, Sitting Room, open plan Dining Kitchen, Utility Room and Downstairs Shower Room. To the first floor there are four well proportioned double Bedrooms with ensuite shower room to bedroom three and modern Family Bathroom with four piece suite. Externally, to the front of the property there is a block paved driveway with lawn area and mature borders with gated access down the side of the property to the detached garage. To the rear of the property there is a well manicured south-east facing garden which is mainly laid to lawn with flagged patio area and summer house.

The property benefits from underfloor insulation to the ground floor and loft accessed via ladder in the landing which is insulated and partially boarded for storage.

EPC Rating C. Council Tax Band F. Freehold.

£850,000 Offers Over

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Hallway

Accessed via wooden door with beautiful leaded, stained glass inserts and matching windows either side. Wood flooring, ceiling light point, store cupboard, radiators and staircase to the first floor.

Lounge

18'9" x 13'11" (widest points)

Spacious reception room with gas fire in the inglenook. Dual aspect windows to the front and rear aspect with doors onto the garden. Ceiling light point, ceiling cornice, carpeted flooring, radiators.

Sitting Room

13'1" x 11'9" (excl. bay)

Second reception room currently used as a sitting room. UPVC bay window to the front aspect, gas fireplace, carpeted flooring, ceiling cornice, ceiling light point and radiator.

Kitchen/Dining Room

16'4" x 20'11" (widest points)

Kitchen fitted with a range of wall and base level units with granite work surfaces with inset stainless steel sink. Integrated appliances include: microwave, dishwasher, fridge, electric oven, gas hob and extractor hood. Tiled splashback, ceiling spotlighting, wood flooring and three radiators. Space for dining table and sitting area by the log burner. Double UPVC doors to the patio and picture window overlooking the garden to the rear.

Utility Room

6'0" x 6'0"

Fitted with wash basin, worksurface and space/plumbing for washing machine, tumble dryer and fridge/freezer. Tiled flooring, radiator, ceiling light point and UPVC window to the side aspect.

Downstairs Shower Room

5'10" x 3'3"

Fitted with low level WC and cubicle with electric shower. Towel radiator, ceiling light point, UPVC window to the side aspect and tiled flooring.

First Floor

Spacious landing area with beautiful leaded, stained glass windows overlooking the garden to the rear, carpeted flooring, ceiling spotlighting and loft hatch. The loft is accessed via a ladder and is insulated with partial boarding and shelving. The loft houses the boiler which was installed in 2020.

Master Bedroom

18'9" x 10'11"

Impressive master bedroom with dual aspect UPVC windows to the front and rear aspects. Ceiling light point, two radiators and carpeted flooring.

Bedroom Two

11'5" x 15'10"

Another impressive double bedroom with juliet balcony with UPVC doors looking out over the garden. Carpeted flooring, ceiling spotlighting and radiator.

Bedroom Three

13'1" x 8'6"

Bay fronted double bedroom with UPVC windows, carpeted flooring, ceiling light point and radiator. The third bedroom benefits from ensuite facilities.

Ensuite Shower Room

9'2" x 3'3"

Fitted with a low level WC, shower and wash basin with storage beneath. Chrome towel radiator, ceiling light point and tiled flooring.

Bedroom Four

9'2" x 8'10"

Currently used as an office, the fourth double bedroom is a great size with bay window ledge to the front aspect with UPVC windows. Carpeted flooring, ceiling light point and radiator.

Bathroom

9'6" x 9'6"

Spacious bathroom with four piece white suite comprising: low level WC with enclosed cistern unit with storage and wash basin, bath and shower unit. Tiled flooring and walls, ceiling spotlighting, radiator and UPVC window to the side aspect

Externally

To the front of the property there is a block paved driveway for multiple cars and lawned garden. Gated access down the side of the property to reach the garage and rear garden. The South East facing garden is mainly laid to lawn with two patio seating areas and planted borders.

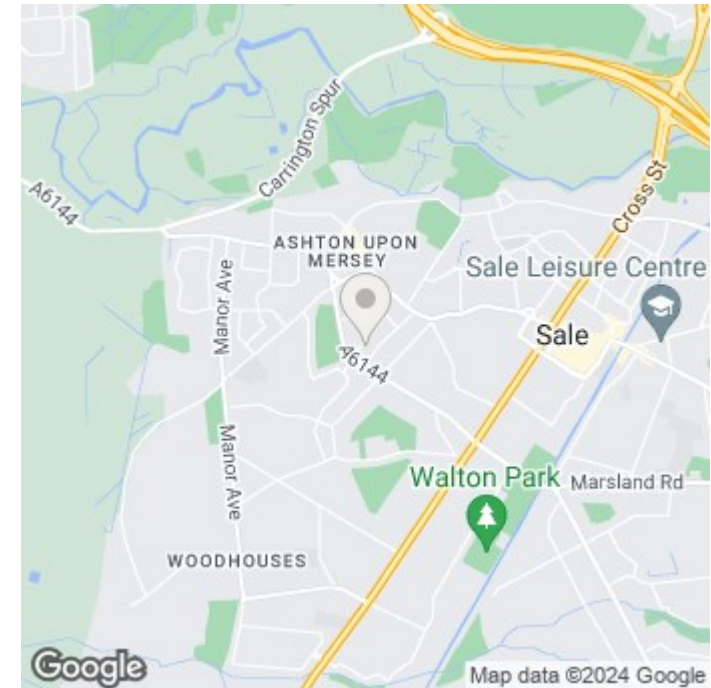
Detached Garage

10'2" x 21'7"

With up and over door to the front and door to the side. With power and strip lighting.

Summer House

Positioned at the back of the garden, the summer house is insulated and benefits from an electricity connection and ceiling light point. Would also be ideal as a home office.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	78
EU Directive 2002/91/EC		

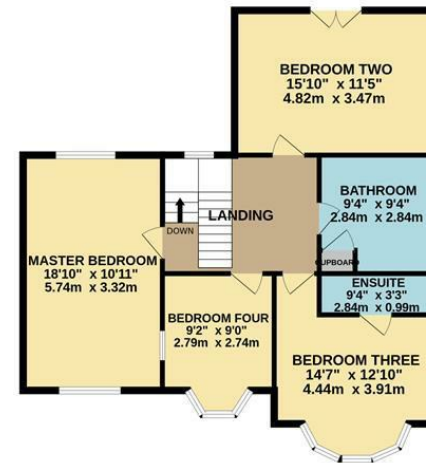
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
EU Directive 2002/91/EC		



GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 1935 sq.ft. (179.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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