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21 Stokesay Road, Sale, M33 6QN

This impressive property provides a rare opportunity to purchase a sizeable, well-maintained residence with large secure rear south facing garden in a much sought after setting close to Sale Town Centre, Ashton-on-Mersey Village, and key transport links. Situated within the catchment area for the popular Ashton on Mersey High School, this beautiful home offers spacious accommodation, with three generous reception rooms, including an enhanced conservatory, three well-proportioned double bedrooms, an impressive recently refitted kitchen, and a professionally built and highly versatile large garden room/office with electricity and heating. The house further boasts a number of desirable period features and numerous recent improvements, including a full re-roof, kitchen, boiler, and multiple windows. Externally, there is gated driveway parking for multiple cars to the front and side access to the detached garage at the rear. Enclosed with timber fencing, the south facing rear garden is mainly laid to lawn but also benefits from two large Indian stone patio seating areas. A further smaller Indian stone patio sits to the rear of the garden next to the detached garden room. EPC Rating Awaited. Council Tax Band E. Freehold.

£650,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Porch

2'11" x 3'0"

Accessed via recently fitted Rockdoor. Space for coat/shoe storage.

Hall

8'10" x 10'9"

Accessed via painted, original wooden door with ironwork. Spacious hall with original leaded stained glazed window to the side aspect with secondary glazing. Carpeted flooring, storage, ceiling light point, radiator and staircase to the first floor.

Sitting Room

10'9" x 15'5" (into bay)

Square bay fronted reception room with UPVC windows to the front aspect, fireplace creating a focal point to the room, two decorated stained glazed windows to the side aspect, carpeted flooring, radiator, ceiling light point, and picture rail.

Lounge

10'9" x 22'1"

Twenty two ft reception room with gas fire, UPVC window to the front aspect, carpeted flooring, two radiators, two ceiling light points, and UPVC double doors to the orangery.

Kitchen/Breakfast Room

10'9" x 17'4"

Immaculate, recently fitted kitchen with a range of wall and base level shaker units with quartz worksurfaces incorporating a breakfast bar. Integrated appliances include: AEG eye level double oven, induction 5 ring hob with extractor hood and dishwasher. Kohler cast iron sink with cutting board and basket strainer. Quooker boiling water tap, integrated ironing board, plinth heater, and under cabinet lighting. Cupboard housing the boiler which is approximately 6 years old. Space for fridge freezer, laminate wood flooring, two ceiling light points, UPVC window to the side aspect and UPVC double doors to the garden.

Orangery/Conservatory

10'2" x 20'11"

Benefitting from a recently renewed and insulated roof with modern roof lantern. This additional room provides a versatile extra living space which is currently used as a family dining and sitting room. With UPVC windows and doors directly to the garden, three wall light points, carpeted flooring, and radiator.

First Floor

Landing with leaded stained-glass window to the rear aspect. Loft hatch and

ladder providing access to the loft space for storage, with light point, and insulation.

Master Bedroom

14'1" x 10'9"

Spacious double bedroom benefitting from an array of fitted wardrobes and dressing table, UPVC window to the front aspect, carpeted flooring, ceiling light point, and radiator.

Bedroom Two

10'9" x 13'1" (into bay)

Bay fronted double bedroom with UPVC windows to the front aspect, carpeted flooring, ceiling light point, radiator, and picture rail.

Bedroom Three

10'9" x 7'6"

Third bedroom with UPVC window to the rear aspect overlooking the garden. Carpeted flooring, ceiling light point, picture rail, and radiator.

Bathroom

7'6" x 7'6"

Four-piece white fitted suite comprising: low level WC, wash basin with store cupboard, bath and shower cubicle. Fully tiled walls and flooring, chrome towel radiator, extractor fan, obscured UPVC window to the side aspect.

Externally

To the front of the property is a gated driveway for multiple vehicles. The rear garden benefits from being a sunny south facing position which is mainly laid to lawn with two patio seating areas and enclosed with timber fencing.

Garden Office

13'9" x 10'5"

Built approximately 5 years ago, the garden office is a fantastic addition to this home. Currently used as an office but could be used for a variety of purposes. Positioned at the rear of the garden, with steps from the lawn, UPVC double doors to access the space. Electric heating, ceiling spotlighting, and power points.

Detached Garage

8'0" x 21'3"

Larger than average garage situated at the end of the driveway, in the rear garden. With plumbing for a washing machine and lighting.

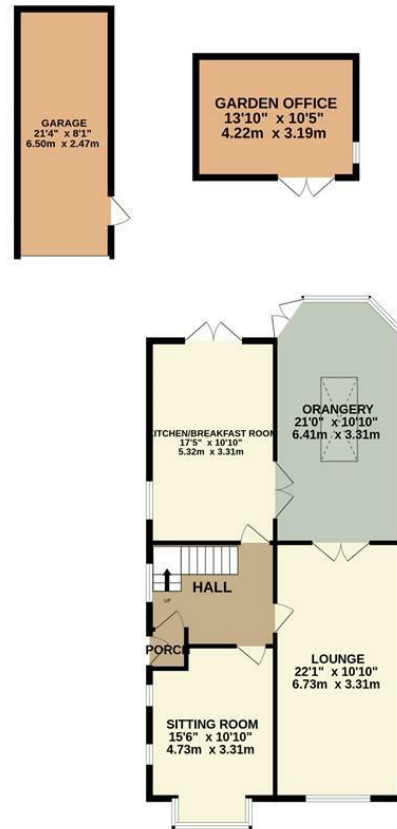


| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 62 | 77 |
| 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
1221 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq.ft. (158.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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