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PROPERTY SALES AND RENTALS



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# Flat 1 138 Hale Road

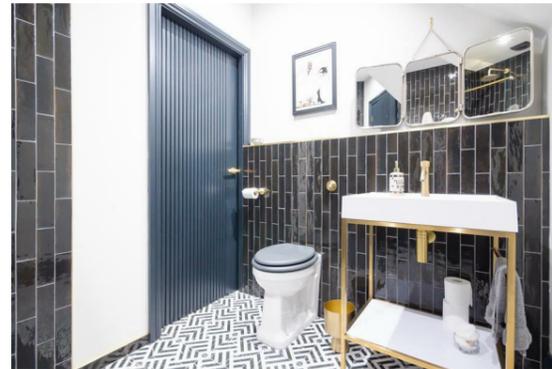
Hale, Altrincham, WA15 8RS



£785,000

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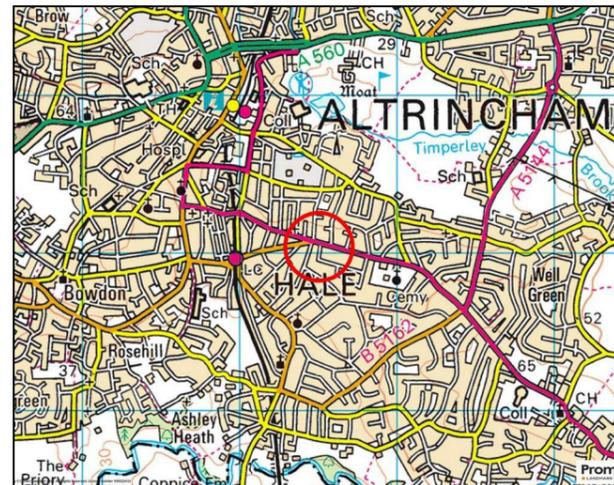
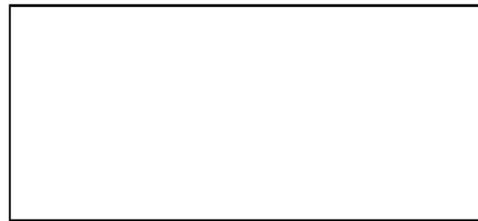


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## energy efficiency

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



# overview

AN IMPRESSIVE, AND MOST INDIVIDUAL GROUND FLOOR APARTMENT WITH STUNNING LOFT AND CELLAR CONVERSIONS, IDEALLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE. SQFT.

Entrance Hall. Stunning 315sqft Lounge. Dining Kitchen. Four Bedrooms. Three Bath/Showers. Courtyard Patio. Parking. Communal Gardens.



**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.

# in detail

An exceptional and most individual Apartment, set within an impressive Victorian Detached house, converted into just three spacious Apartments.

Apartment 1 is positioned to the left-hand Ground Floor of the building and benefits from its own self-contained entrance as opposed to a communal entrance, and as such feels very much like a 'house within a house' rather than an apartment.

Indeed, the accommodation provided is very much the size of a family house, extending to 2200 square feet including a Converted Loft and a stunning Cellar Conversion with Courtyard Patio.

The principal Lounge and the Dining Kitchen are positioned to the Ground Floor, and a superb multi-purpose Family Room is to the Lower Ground Floor.

In total there are Four Double Bedrooms, served by Three Baths/Shower Rooms.

Externally there is parking for two cars, a Courtyard patio serving just apartment 1, in addition to direct access to lawned Communal Garden.

An internal inspection will reveal:

Private side entrance to the Hall with a four-sided angled bay window feature to the side elevation, and with reclaimed wood block flooring. Within this area, a spindle balustrade staircase with storage cupboard beneath leads to the Upper Floor, a further staircase from an Inner Hall leads to the Lower Ground Floor and a door leads outside to the Gardens.

There is an additional access into the Apartment from the Communal Entrance and Hall.

315 square foot Lounge 10' high intricate corniced ceiling with decorative ceiling rose, three tall sash windows to the front and side elevations and an impressive original fireplace feature.  
Door to the:

Dining Kitchen, again with 10' high intricate corniced ceiling with three tall sash windows to the side, and recently refitted with an extensive range of shaker style units with freestanding range cooker that may be available to purchase subject to negotiation. Integrated dishwasher.

On the Ground Floor level there are Two Double Bedrooms, both with original window features:

Principal Bedroom One enjoys an En Suite Dressing Room in addition to a Washroom with wash hand basin and WC.

These Bedrooms are served by a cleverly designed Bathroom divided into two distinct areas and fitted with a contemporary design suite in white with chrome fittings, freestanding bath, a wet room style shower area with glass screen, a wash hand basin and concealed WC area.

The Second Floor Galleried Landing enjoys a delightful view over the staircase and Study Area below and serves a Third Bedroom and adjacent Shower Room, created via a Loft Conversion with attractive sloping ceilings. There is extensive under eaves storage space.

Lower Ground Floor Hall opens directly into a fantastic 300 square foot Family Living Room with wood finish flooring, generous ceiling heights, deep ledge windows and French door overlooking and providing access to a lightwell Courtyard Patio Area. Exposed brick wall feature and steel RSJ's.

Guest Bedroom Four with a continuation of the wood flooring and again with a French door onto the Courtyard lightwell Patio Area.

This Bedroom is served by the stylishly appointed, adjacent Shower Room fitted with a white suite with gold coloured fittings, providing an open wet room style shower area with 'drench' shower head, wash hand basin on a stand and WC. Extensive tiling to the walls and floor. A door leads through to a large walk in storage space.

Externally, there is ample parking to the property with at least two parking spaces.

The Communal Gardens that surround the property are attractive and well stocked to the front, side and rear. The Rear Garden in particular enjoys excellent privacy within an area measuring approximately 25' x 24' at its deepest points. This area is South Facing.

If you're looking for a property that is truly unique then look no further at this wonderful Apartment.

- Leasehold - 999 years (less 10 days) from 1 April 1978 - Rent : £10
- Council Tax Band E

