



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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Astor Alan Drive

Hale, Altrincham, Cheshire, WA15 0LR



£1,675,000

www.watersons.net

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HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

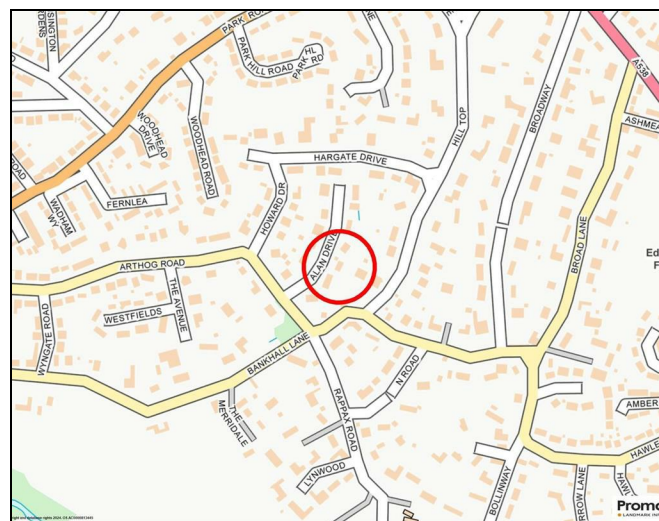
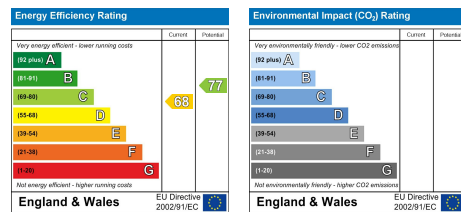


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energy efficiency

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



Overview

A STUNNING, MODERN DETACHED FAMILY HOME STANDING ON A MATURE 0.26 ACRE GARDEN PLOT, LOCATED ON THIS MOST DESIRABLE ROAD. 3246 SQFT

Porch. Reception Hall. Lounge. Family Room. Dining Room. Breakfast Kitchen. Utility. Cloaks/WC. Four Double Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Double Garage. Private Garden



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 attractively designed, modern Detached family home with attractive half timbered and rendered elevations, standing on a mature 0.26 acre garden plot on this enormously desirable road in the higher part of Hale, at the top of Arthog Road.

As such, the property is located approximately midway between Hale Village with its fashionable shops, restaurants and bars and Hale Barns Centre. The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are also nearby and Bollin Valley walks are on the doorstep.

The property is set behind a Gated Entrance and benefits from recently upgraded kitchen and bathroom fittings and provides family accommodation arranged over Two Floors, extending to approximately 3250 square feet, including a Detached Double Garage.

Whilst the property has been improved in recently years it offers further excellent potential to extend, including into the roof space to create a larger home of higher value, subject to any necessary consents and indeed the property is surrounded by properties of greater value, so there is significant head room to add value.

The Ground Floor provides Three superbly proportioned Reception Rooms, in addition to the Breakfast Kitchen, Utility Room, Cloak Room and WC's.

To the First Floor are Four superbly proportioned Double Bedrooms served by Three Bath/Shower Rooms, including a fantastic 400 square foot Principal Bedroom Suite of Bedroom, fitted Dressing Room and En Suite Bathroom.

Externally, the property is approached through a Gated Entrance to a Driveway providing ample off street Parking and in turn leading to the Detached Double Garage.

The Garden to the rear is of an excellent size, laid principally to lawn and enjoying a South facing therefore sunny aspect.

This lovely mature and private garden setting completes an excellent family home in a truly first class location.

- Freehold
- Council Tax Band H

