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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

46 Acacia Avenue

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£775,000





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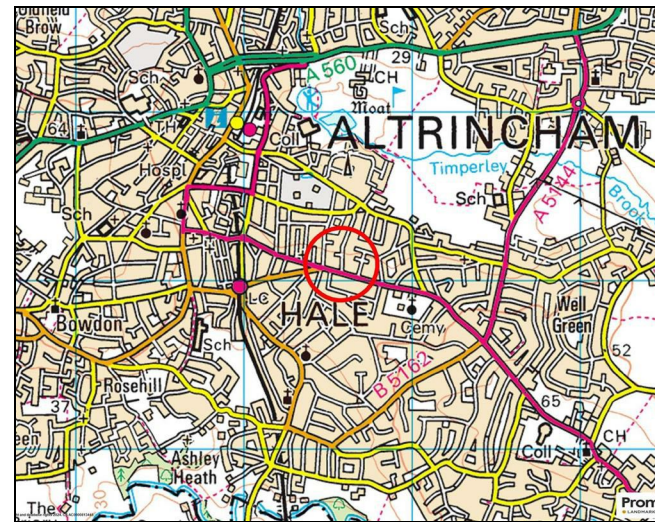
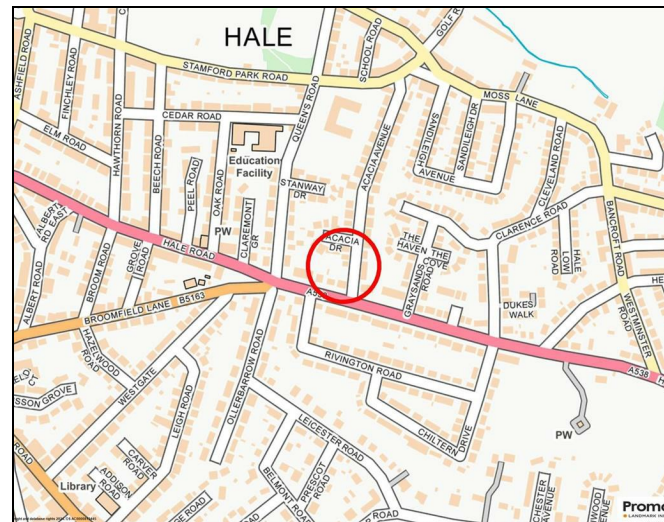
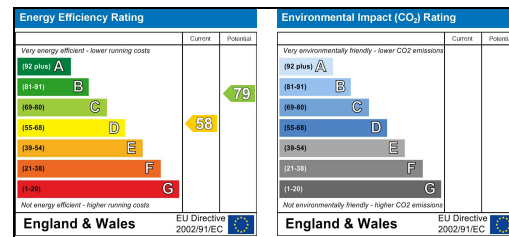


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN APPEALING, BAY FRONTED DETACHED FAMILY HOME, IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL, MID WAY BETWEEN HALE AND ALTRINCHAM CENTRES. 1563SQFT.

Hall. WC/Cloaks. Lounge. Dining Room. Kitchen. Three/Four Bedrooms. Bathroom. Driveway. Gardens. Garden Room/Office.



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 appealing, double height, bay fronted Detached family home located on this desirable road within walking distance of Hale Village with its fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink and Stamford Park and School

The property offers well balanced family accommodation arranged over Two Floors, extending to approximately 1563 square feet, including a Detached former Garage/Home Office, but also offers excellent potential to extend and improve further, subject to any necessary consents.

As it stands, the property enjoys Two superbly proportioned Reception Rooms to the Ground Floor, in addition to the Kitchen and has Three Bedrooms to the First Floor, in addition to a Home Study/Fourth Bedroom, served by the spacious Family Bathroom

Externally, a Driveway provides good off street Parking to the front, side and rear of the property and the Gardens are neatly tended and well stocked to the front and rear.

Comprising:

Entrance Hall with staircase to the First Floor.

Ground Floor WC and Cloak Room.

Spacious Lounge with wide bay window to the front and fireplace feature.

Separate Dining Room with French doors and windows giving access to and enjoying an aspect of the gardens. Fireplace feature.

Kitchen fitted with a range of wood fronted units with integrated oven, hob, extractor fan and space for additional freestanding appliances. Useful Pantry

First Floor Landing with under eaves storage space off.

Bedroom One with extensive built in wardrobes and with a window overlooking the rear garden.

Bedroom Two again with extensive wardrobes and overlooking the front.

Bedroom Three with built in wardrobes and a front aspect.

Study/Bedroom Four. A compact but nonetheless useful room with a window to the side.

The Bedrooms are served by the spacious Family Bathroom fitted with a white suite of bath, separate shower cubicle, wash hand basin and WC.

The Outbuilding/Garden Room/Home Office, formally the Garage provides valuable additional space.

An excellent property in a great location, with additional potential.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1563 Sq. Feet
(Including Home Office) = 145.2 Sq. Metres
Approx Gross Floor Area = 1431 Sq. Feet
(Excluding Home Office) = 133.0 Sq. Metres

