



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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24 Arthog Road  
Hale, Altrincham, WA15 0LY



£1,250,000

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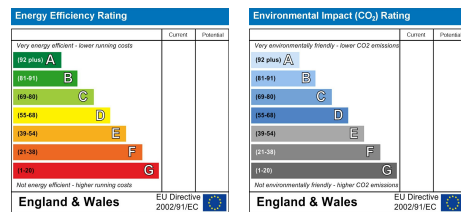


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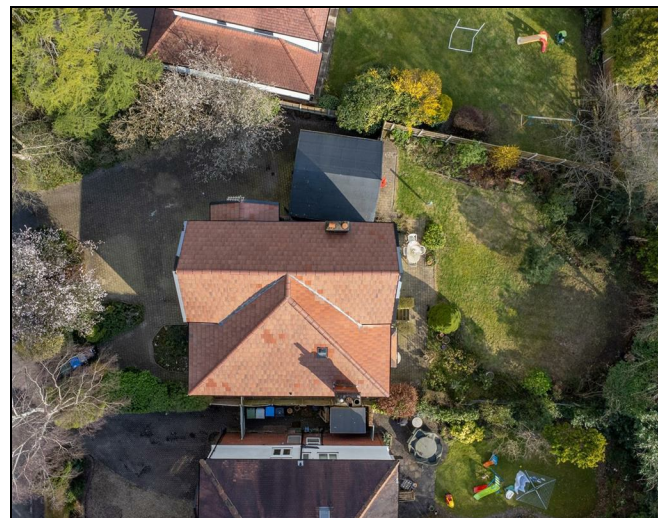
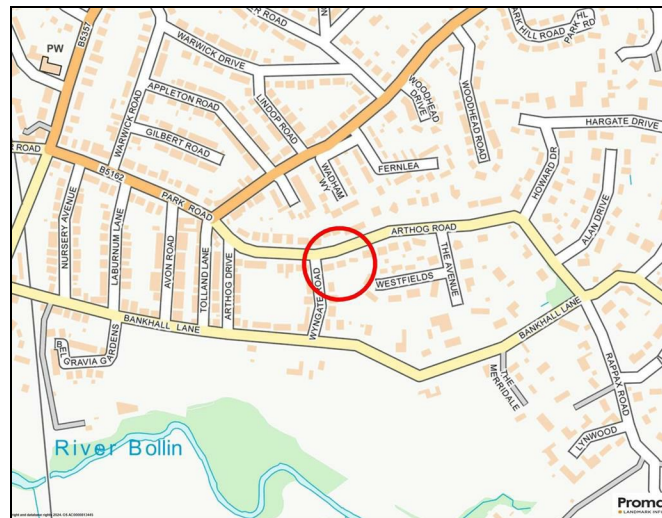


## energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of St Peters Church, and, after passing the church, take the third left turning into Park Road. Park Road continues into Arthog Road and the property will be found on the right hand side after passing Wyngate Road on the right.



# Overview

AN OPPORTUNITY TO PURCHASE AN ATTRACTIVE BAY FRONTED DETACHED FAMILY HOME IN NEED OF MODERNISATION WITH SOUTH FACING GARDEN ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE. 3360 SQFT.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Utility. Six Bedrooms. Three Bath/Showers. Cellars ripe for conversion. Driveway. Garage. Gardens. No Chain.



**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 opportunity to purchase this attractive, bay fronted Detached family home on a 0.20 acre South facing plot, in need of modernisation and located on this desirable road ideally positioned for Hale Village, its fashionable shops, restaurants and bars and close to excellent local schools.

The superbly proportioned property is arranged over Four Floors with the accommodation extending to some 3360 square feet, including the Garage, providing a Hall, WC, Lounge, Dining Room, Breakfast Kitchen and Utility to the Ground Floor and Six Bedrooms served by Three Bath/Shower Rooms over the Two Upper Floors.

To the Lower Ground Floor are the Cellars which offer an incoming purchaser an opportunity to convert into additional living accommodation, subject to up to date building regulations.

Externally, there is a paved Driveway providing ample off road Parking and to the rear a South facing lawned Garden with patio areas.

This property is offered for sale with no chain!

Comprising:

Canopied Porch. Spacious Entrance Hall with spindle balustrade staircase rising to the First Floor.

Ground Floor WC fitted with a white suite providing a wash hand basin and WC. Tiling to the walls.

Dining Room with bay window to the front elevation. Inglenook with built in shelving and fireplace feature.

Lounge with French doors and windows overlooking and providing access to the gardens to the rear. Fireplace feature.

Breakfast Kitchen with bay window enjoying views over the gardens. The Kitchen Area is fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, microwave combination oven, electric and gas hobs, fridge and freezer. Tiled floor.

Utility Room with built in base and eye level units with worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Space and plumbing for a washing machine and dryer. Built in shelving. Opaque window to the side elevation. A door provides access to the gardens.

To the Lower Ground Floor are the Cellars which offer an incoming purchaser the opportunity to convert into additional living accommodation, subject to up to date building regulations.

To the First Floor Landing there is access to Four good sized Bedrooms served by a Bathroom. A staircase rises to the Second Floor Landing. Stained and leaded glass window to the side elevation.

Principal Bedroom One with a window to the rear elevation enjoying views over the gardens. Built in wardrobes.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower and glazed door, wash hand basin with built in storage below. Tiling to the walls.

Bedroom Two with bay window to the front elevation.

Bedroom Three with built in wardrobes, cupboards, drawers and dressing table. Window to the front elevation.

Bedroom Four with bay window to the rear elevation. Built in cupboards and drawers.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, wash hand basin and WC. Tiling to the walls. Two opaque windows to the side elevation. Built in storage cupboards.

To the Second Floor Landing there is access to Two further Double Bedrooms and a Shower Room. Opaque window to the side elevation.

Bedroom Five with window to the rear elevation enjoying views over the gardens. Built in cupboard.

Bedroom Six with window to the front elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Inset skylight window. Access to roof void storage.

Externally, there is a paved Driveway providing ample off road Parking, returning in front of a Detached Garage. There are well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Lounge. Beyond, the Garden is laid to lawn with well stocked borders, enclosed within timber fencing and hedging.

The Garden is South facing therefore enjoys a sunny aspect.

This property is offered for sale with no chain!

- Freehold
- Council Tax Band G

