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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£695,000

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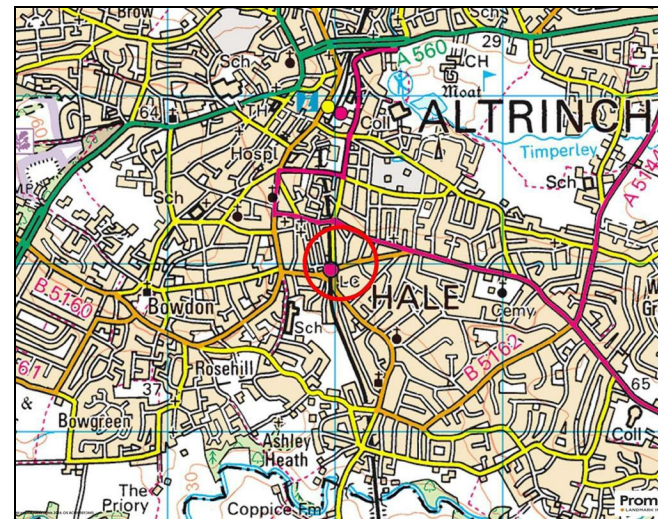
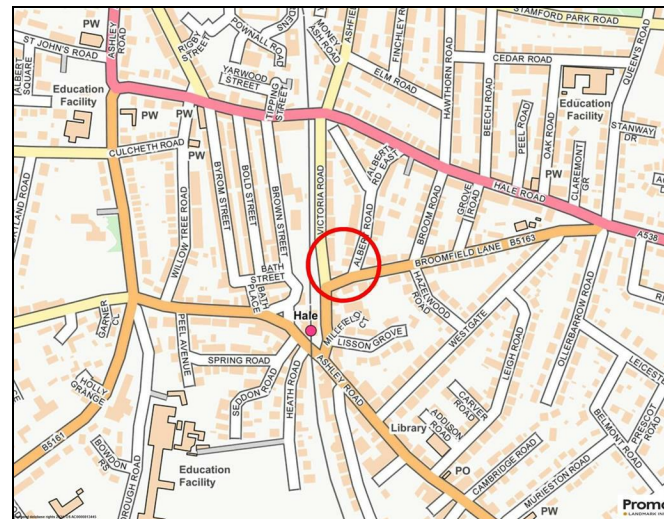


energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(02-10) A
(81-91) B			(11-21) B
(69-80) C			(22-35) C
(55-68) D			(36-49) D
(39-54) E			(50-64) E
(21-38) F			(65-78) F
(1-20) G			(89-100) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



Overview

AN ATTRACTIVE, VICTORIAN SEMI DETACHED FAMILY HOME IDEALLY LOCATED IN THE HEART OF HALE VILLAGE, WALKING DISTANCE TO EXCELLENT SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1442SQFT.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Cellar Chamber. Courtyard Garden. 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 attractive, bay fronted Victorian Semi Detached family home, positioned on this enormously desirable road in the heart of Hale Village with shops, bars and eateries on its doorstep and within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink.

The property is well presented throughout with a wealth of original features retained to include high corniced ceilings, original sash windows an impressive spindle balustrade staircase. The accommodation is arranged over Three Floors extending to some 1442 square feet providing a Hall, WC, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms served by Two Bath/Shower Rooms to the First Floor.

The Cellars to the Lower Ground Floor are ripe for conversion and offers an incoming purchaser the opportunity to convert into additional living accommodation, subject to any necessary consents.

There is also potential to convert the Loft space, as evidenced by neighbouring properties, subject to any necessary planning and building regulations.

Externally, there is a Driveway providing off road Parking for at least two cars and there is a delightful, private, walled Courtyard Garden to the rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

A really lovely family sized property in a truly first class location.

Comprising:

Covered Porch. Panelled and glazed door provides access to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Dado rail surround.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin with built in storage and WC. Chrome finish heated towel rail. Extractor fan.

Lounge with two sash windows to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with marble hearth and wood surround. Picture rail surround. Coved ceiling.

Dining Room with sash windows to the front and rear elevations enjoying views over the Courtyard Garden to the rear. Built in cupboards and display shelving to one side of the chimney breast recess. Dado rail surround. Coved ceiling.

Breakfast Kitchen with part vaulted ceiling with two inset skylight windows making this a naturally light and bright space. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over and microwave combination oven. There is space and plumbing for additional appliances. Ample space for a table and chairs. Two double glazed windows to the rear elevation enjoying views over the Courtyard Garden and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms served by Two Bath/Shower Rooms. Loft access point. Sash window to the side elevation.

Bedroom One with two sash windows to the front elevation. Built in floor to ceiling wardrobes providing ample hanging and storage space.

This Bedroom is served by an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding doors, wash hand basin and WC. Tiling to the walls and floor with underfloor heating.

Bedroom Two with two sash windows to the front elevation. Built in floor to ceiling wardrobes providing ample hanging and storage space.

Bedroom Three with sash window to the rear elevation enjoying views over the Courtyard Gardens. Built in wardrobe housing the wall mounted gas central heating boiler and water tank. Built in shelving.

The Bedrooms are served by a Family Bathroom fitted with a coloured suite, providing a bath with thermostatic shower over, wash hand basin and WC. Double glazed uPVC opaque window to the rear elevation. Tiling to the walls and floor.

To the Lower Ground Floor is the Cellar which is ripe for conversion and offers an incoming purchaser the opportunity to convert into additional living accommodation, subject to up to date building regulations. Window to the front elevation.

Externally, there is a Driveway providing ample off road Parking for at least two cars and a Garden frontage, laid to lawn with well stocked borders with a variety of plants, shrubs and trees and is South East facing enjoying the morning and early afternoon sun.

To the rear, there is an enclosed private, walled Courtyard Garden designed with low maintenance in mind, with paved and gravelled patio areas and well stocked borders. A gate provides access to a right of way for wheelie bins.

The Courtyard Garden enjoys a West facing aspect, therefore enjoying the sun in the afternoon and early evening.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E

