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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 2 Belgravia Gardens

Hale, Altrincham, WA15 0JT

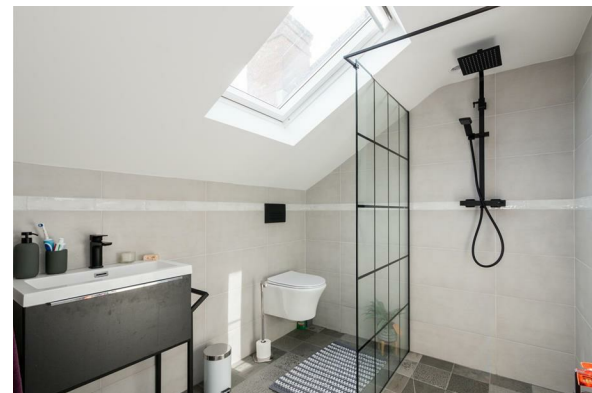


£825,000

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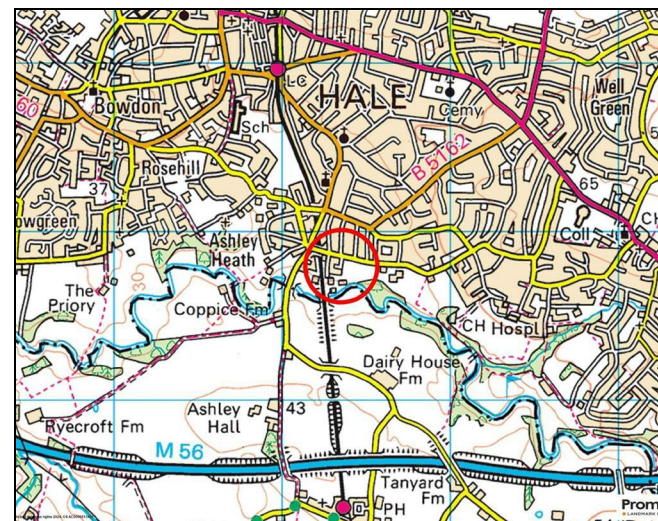
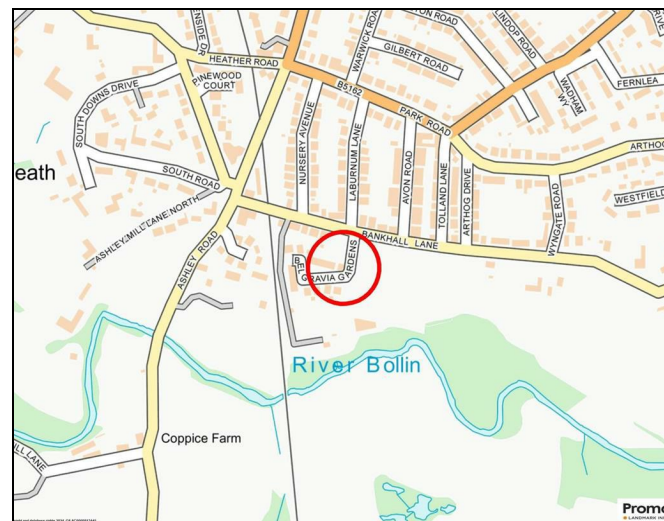
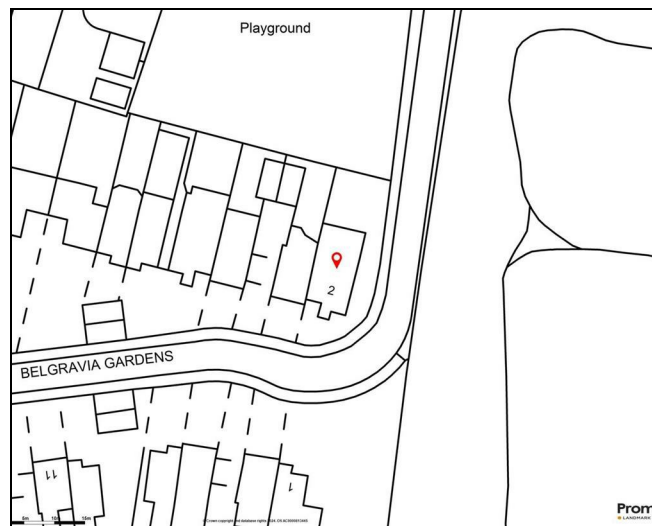
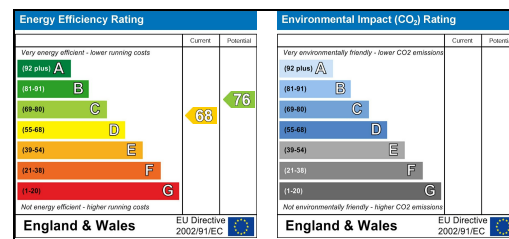


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## energy efficiency

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



# overview

A SUPERB EXAMPLE OF A MODERN SEMI DETACHED FAMILY HOME, CLEVERLY EXTENDED AND REMODELLED AND IDEALLY LOCATED CLOSE TO HALE VILLAGE AND BOLLIN VALLEY WALKS. 1936SQFT.

Reception Hall. WC. 500sqft Living Room and Dining Kitchen. Four Double Bedrooms. Three Baths/Showers. Driveway. Integral Garage. 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

A wonderful transformation of this modern Semi Detached property positioned on this desirable Development, located within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and being positioned on the edge of the Bollin Valley with country walks literally on the doorstep.

The property has stylishly appointed accommodation arranged over Three Floors, extending to approximately 1900 square feet, featuring a fantastic 500 square foot Open Plan Living space, in addition to a large Reception Hall with Cloak Room and Ground Floor WC off.

The Open Plan Living Space has full height windows and folding doors giving access to and enjoying aspects of the gardens with skylight windows providing an abundance of additional natural light and is divided into natural Living, Dining and working Kitchen Areas.

The Kitchen Area is arranged around a central island unit incorporating a breakfast bar and fitted with an extensive range of modern units.

Over the Two Upper Floors are Four fantastic Double Bedrooms served by Three stylish Bath/Shower Rooms, with Three Bedrooms having fitted furniture.

The Top Floor Principal Bedroom is a fantastic space, extending to approximately 300 square feet including the En Suite Shower Room and has a wide, tall picture window opening onto a Juliette Balcony.

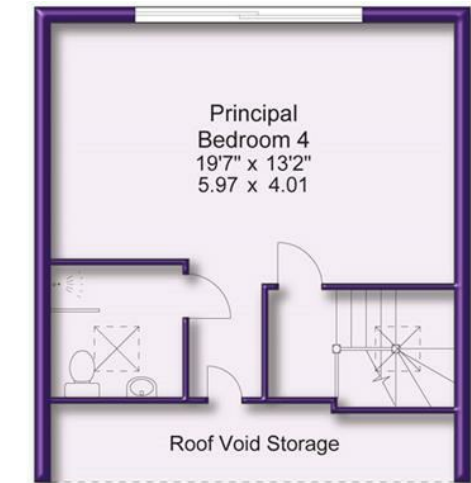
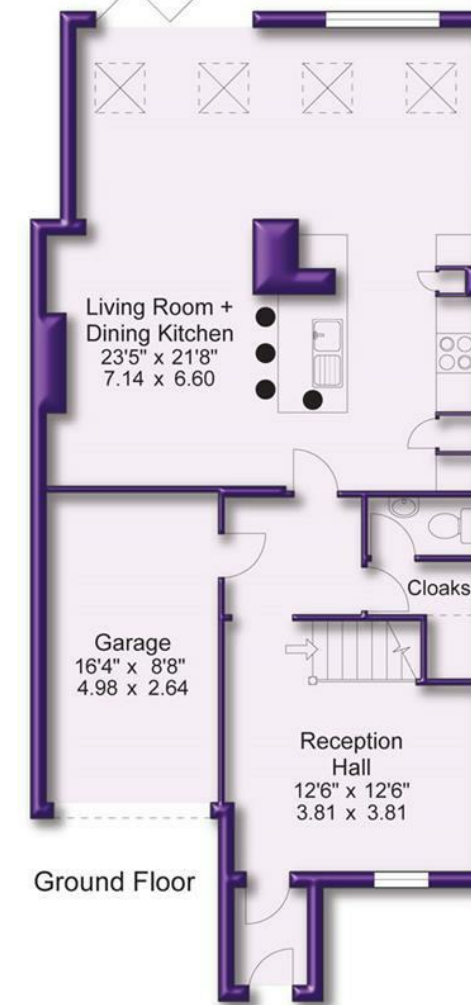
Externally, the property has off street Parking to the front leading to an Integral Garage and has a neatly tended lawn garden area across the front and down the side of the property. Within this area there maybe scope to extend to the property, or potentially erect a Single Garage as there is potential to convert the Integral Garage of the house into addition living space.

The Garden to the rear is laid to lawn with maturely stocked and screened borders providing excellent privacy and backs onto Bankhall Lane park and play area and is not directly overlooked.

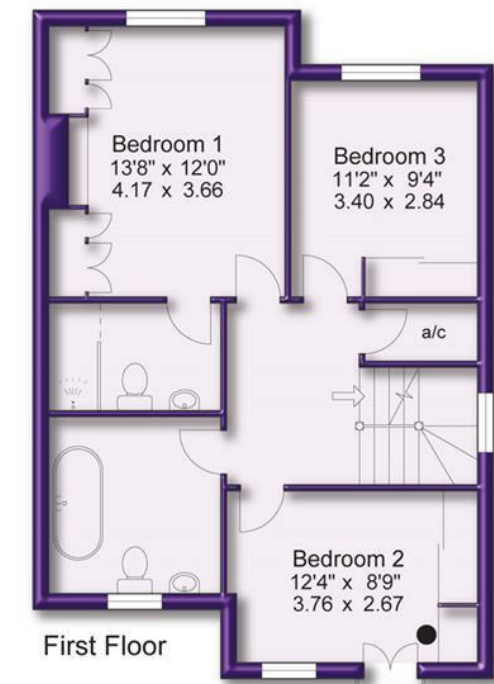
A superb family sized home equally suitable for someone looking to downsize from a larger family home and as a genuine alternative to an Apartment.

- Leasehold - 990 years from 8 March 1995
- Council Tax Band E

Approx Gross Floor Area = 1936 Sq. Feet  
(exc. Roof Void Storage) = 179.8 Sq. Metres



Second Floor



First Floor