



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



INDEPENDENT ESTATE AGENTS
 PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

15 Albert Road

Hale, Altrincham, WA15 9AH



£1,050,000





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

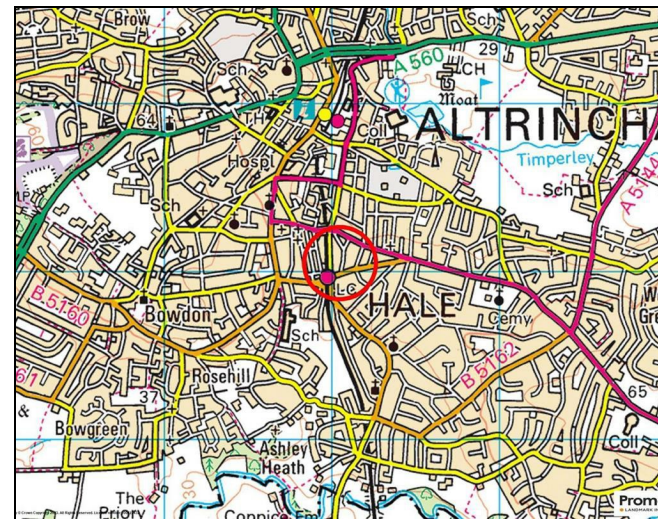
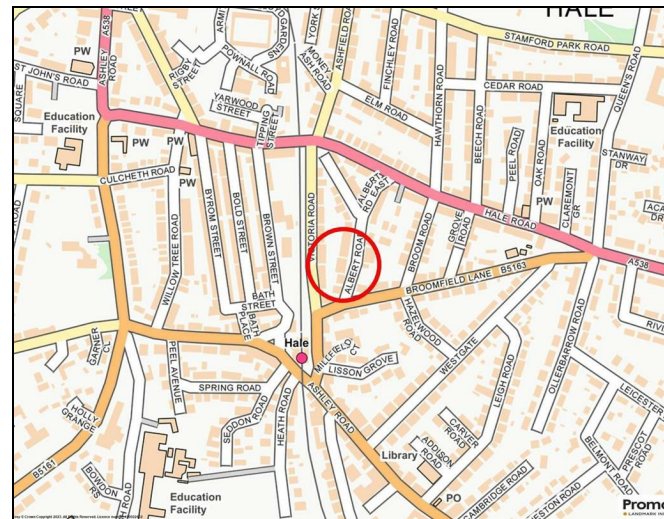
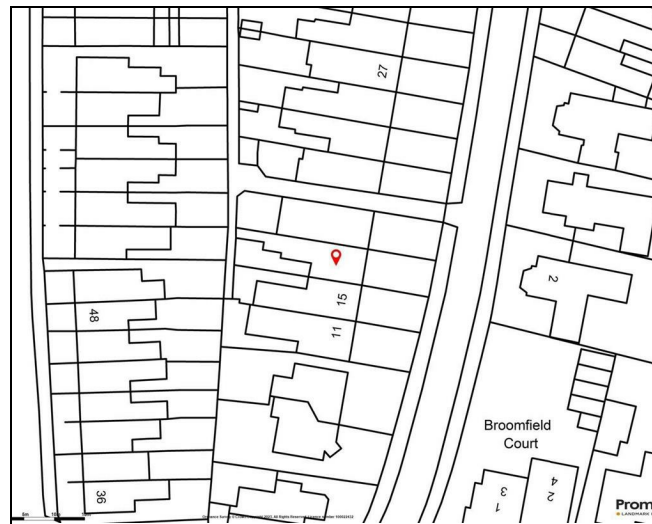
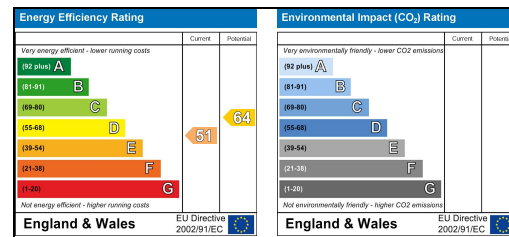


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED VICTORIAN TERRACED PROPERTY IDEALLY LOCATED IN THE HEART OF HALE VILLAGE AND WITHIN WALKING DISTANCE TO EXCELLENT SCHOOLS AND ALTRINCHAM TOWN CENTRE. 2122SQFT

Porch. Hall. 360sqft Living Room. 325sqft Live In Dining Kitchen. Study. Utility. WC. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. Courtyard Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 beautifully presented, superbly proportioned, updated and improved Victorian Terraced property with extensive and versatile accommodation arranged over Four Floors, extending to approximately 2100 square feet and located on the enormously desirable road right in the heart of Hale Village with its fashionable shops, restaurants and bars and within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The property is equally suitable for a professional couple, family or someone looking to downsize from a larger family home and is superbly appointed throughout with excellent specification kitchen and bathroom fittings.

To the Ground Floor there is a 360 square foot Living Room in addition to a fantastic 325 square foot Open Plan Live In Dining Kitchen.

To the Lower Ground Floor there is a fitted Study, Guest WC and a Utility Room.,

Over the Two Upper Floors are Four Double Bedrooms, one currently utilised as a Dressing Room, served by Three stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, a Driveway provides off street Parking for at least two large vehicles and to the rear is a delightfully laid out Courtyard Patio style Garden.

A superb property in a heart of the village location.

Comprising:

Enclosed Porch to the Hall with spindle balustrade staircase rising through the floors and parquet design wood flooring.

Double doors leads through to the 360 square foot Living Room with high corniced ceiling. Wide bay window to the front and French doors onto the courtyard garden to the rear. Custom built cabinets.

325 square foot Live In Dining Kitchen Lounge with a continuation of the parquet wood flooring and with a glazed roof within the Living Area with French doors and windows giving access to and enjoying aspects of the gardens.

The Kitchen is fitted with an extensive range of laminate fronted units arranged around a central island unit and incorporating an integrated oven, microwave, hob, extractor fan, dishwasher, fridge and freezer units.

Lower Ground Floor Hall with Guest WC off.

Study with built in cabinets and window to the front.

Utility Room with space for a washing machine and dryer.

First Floor Landing with skylight providing an abundance of natural light.

Principal Bedroom One with bay window to the front elevation and served by the stylish En Suite Shower Room.

Bedroom Two has built in wardrobes and a rear aspect.

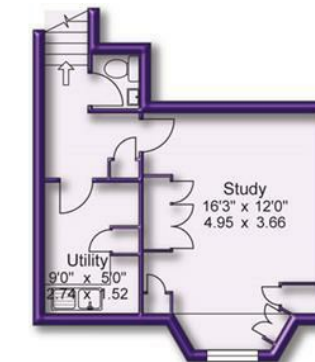
Bedroom Three also with a rear aspect and is currently utilised as a Dressing Room with extensive built in wardrobes.

These Bedrooms are further served by the well appointed Family Bathroom featuring a freestanding bath.

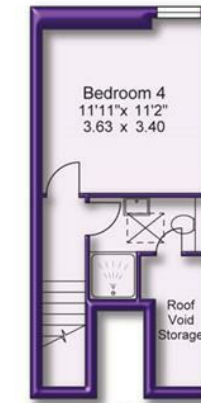
Second Floor Landing leading to Double Bedroom Four with a window to the rear and served by the adjacent En Suite Shower Room with access to extensive under eaves storage space.

A fantastic home in a first class location.

- Freehold
- Council Tax Band F

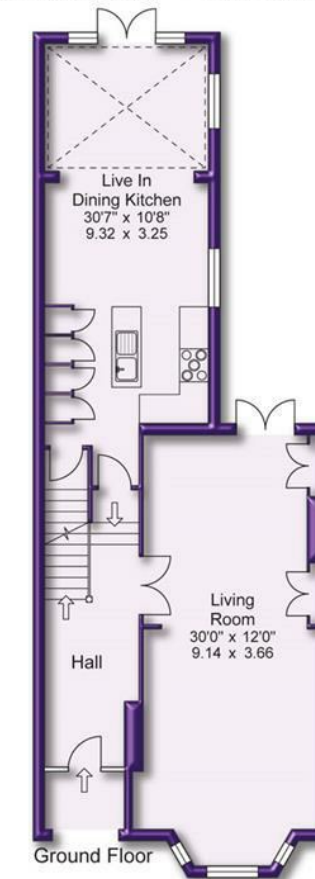


Lower Ground Floor

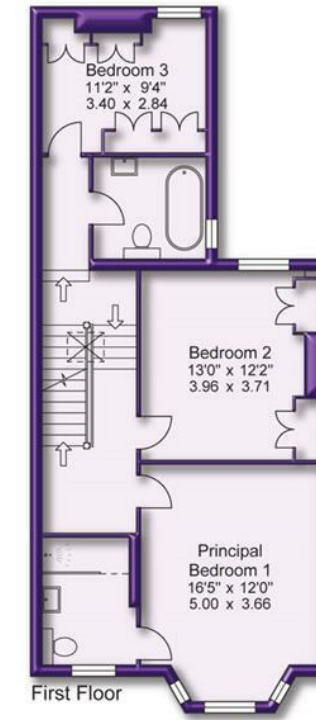


Second Floor

Approx Gross Floor Area = 2122 Sq. Feet
(Including Roof Storage) = 197.1 Sq. Metres



Ground Floor



First Floor