



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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21 Albert Road
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£985,000

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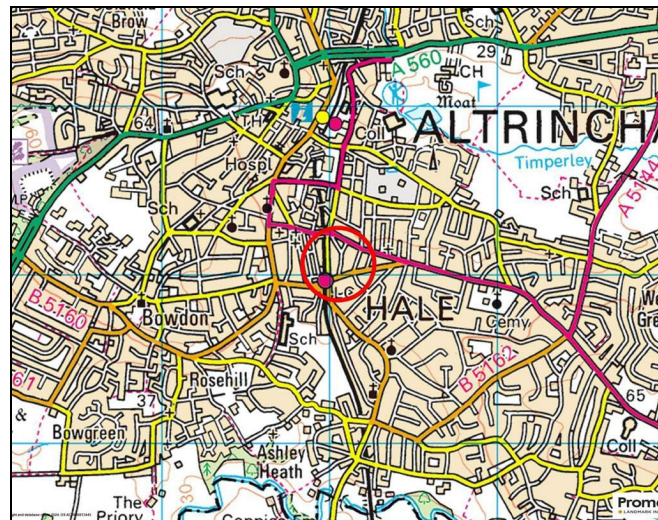
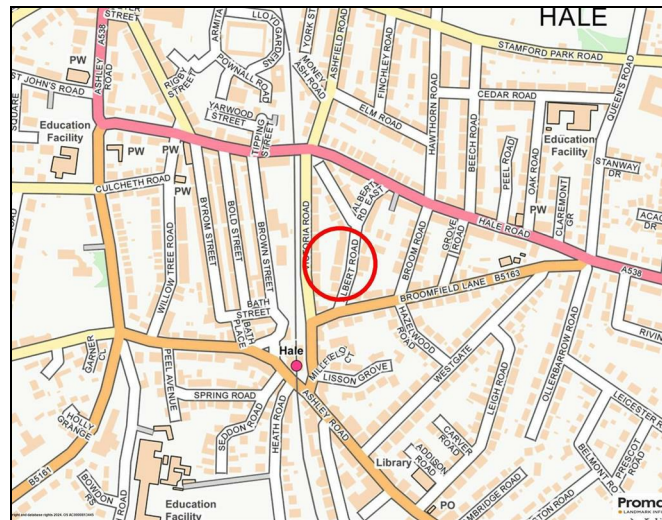
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energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(85-95) A		(85-95) A	
(69-84) B		(69-84) B	
(54-68) C		(54-68) C	
(39-53) D		(39-53) D	
(24-38) E		(24-38) E	
(9-23) F		(9-23) F	
(1-8) G		(1-8) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



overview

AN ATTRACTIVE AND superbly sized VICTORIAN END TERRACED property WITH SUNNY ASPECT GARDEN AND LOCATED IN THE HEART OF HALE VILLAGE. 2206sqft.

Porch. Hall. Live In Dining Kitchen. Cinema Room/Guest Bedroom. WC. Three/Four Bedrooms. Dressing Room. Two Bath/Shower Rooms. Driveway. Sunny Garden. Home Office/Gym. NO CHAIN!



in detail

A beautifully appointed, updated, extended and improved Victorian End Terraced enjoying this fantastic location on this desirable road right in the heart of Hale Village with its range of fashionable shops, restaurants and bars and offering ready to move into accommodation arranged over Four Floors, including Converted Loft and Cellars, extending to approximately 2000 square feet.

The property enjoys superb specification kitchen and bathroom fittings and provides a spacious Lounge to the Ground Floor in addition to an Open Plan Live In Dining Kitchen with folding doors onto the rear garden.

The Kitchen is fitted with an extensive range of units arranged around a central island unit. Integrated appliances include double ovens, hob, larder fridge and freezer units and a dishwasher.

The Lower Ground Floor Converted Cellars provide a Reception Room, currently used as a Home Cinema, but could also be utilised as a Bedroom with adjacent WC.

Over the Two Upper Floors are Four further Bedrooms, one of which is equipped as a fitted Dressing Room and including a superbly proportioned Principal Bedroom which us Open Plan to a stylish En Suite Shower Room. In addition, there is a spacious Family Bathroom.

The Second Floor Loft Conversion provide a Fourth Bedroom but there is planning permission to enlarge the Second Floor further with the installation of an additional dormer window to provide a larger Fourth Bedroom with En suite Shower Room.

Externally, there is generous off street Parking for at least two large vehicles to the front.

To the rear is an attractively set out Garden which enjoys a West facing aspect, therefore enjoying the afternoon and early evening sun.

Within the Garden Area there is a large Garden Room ideal as a Home Office and currently utilised as a Gym.

A stylishly presented property, ideal for a young professional couple, family or someone looking to downsize from a larger family home, offered for sale with no chain.

- Freehold
- Council Tax Band E

