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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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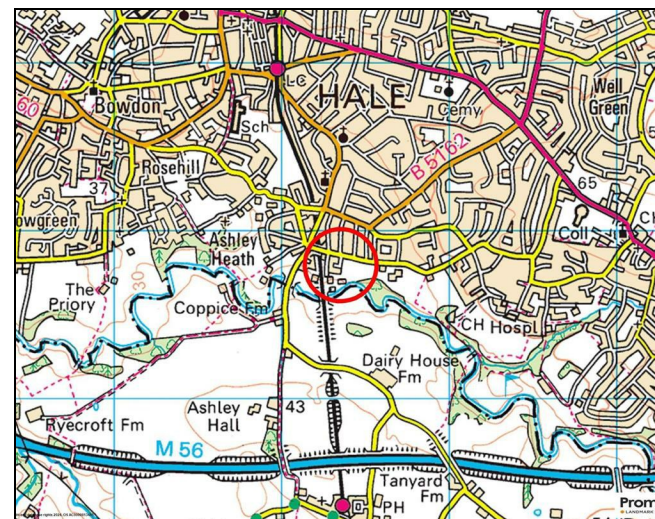
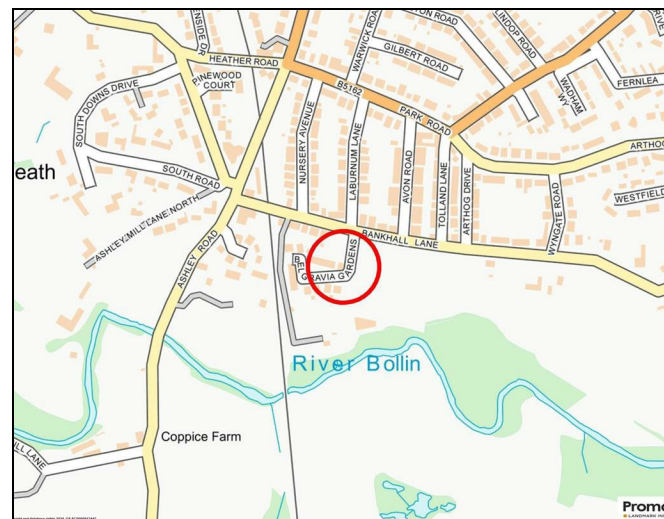
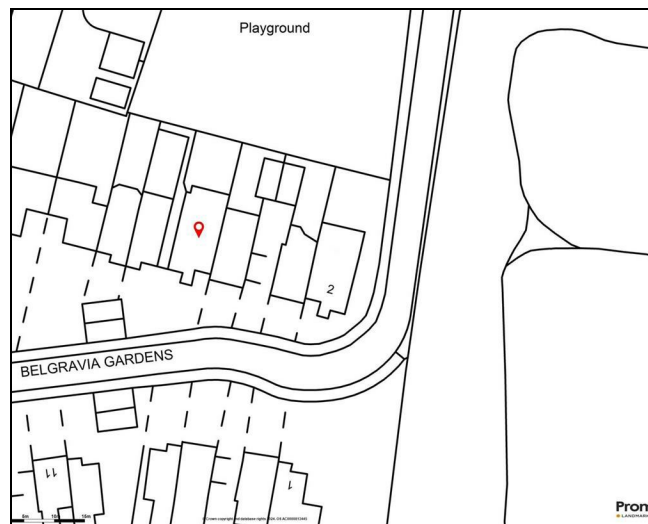


energy efficiency

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			(11-31) B
(69-80) C			(35-50) C
(55-68) D			(55-68) D
(48-54) E			(69-80) E
(35-47) F			(81-91) F
(1-34) G			(101-120) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions

England & Wales EU Directive 2002/91/EC



overview

A BEAUTIFULLY APPOINTED, EXTENDED AND REMODELLED SEMI DETACHED FAMILY HOME LOCATED ON A DESIRABLE CUL-DE-SAC WALKING DISTANCE TO HALE VILLAGE. 1607SQFT

Hall. WC. Living and Dining Room. Kitchen. Utility. Three Bedrooms. Dressing Room. Two Bath/Shower Rooms. Driveway. Garage/Store. Landscaped 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 superbly appointed, extended and remodelled Modern Semi Detached property located on this enormously desirable cul-de-sac Development within walking distance of Hale village with its range of fashionable shops, eateries and bars, close to Altrincham town centre and being positioned on the edge of Bollin Valley with country walks literally on the doorstep.

The beautifully presented property is arranged over Two Floors with the high specification accommodation extending to some 1607 sq ft providing an Entrance Vestibule, Reception Hall, WC, Impressive Living and Dining Room Open plan onto the Kitchen, in addition to a Utility Room to the Ground Floor and there are Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor with Principal Bedroom One enjoying a Dressing Room and En Suite Shower Room.

Externally, there is a Driveway providing off road parking and returning in front of the Integral Garage Store and to the rear are delightful, landscaped Gardens with patio area.

Comprising:

Entrance Vestibule. Reception Hall with spindle balustrade staircase rising to the First Floor Landing. Double glazed uPVC frame window to the front elevation. Doors provide access to the ground floor living accommodation. Access to useful under stairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC.

Impressive Living and Dining Room. To the Living Area there is a contemporary gas living log effect flame fireplace. Coved ceiling.

To the Dining Area there is an orangery lantern window and floor to ceiling doors enjoy views over and provide access to the delightful landscaped Gardens to the rear. Additional window to the side elevation.

Open plan to the superbly appointed Kitchen, fitted with a range of base and eye level units, with concealed lighting and worktops over inset into which is a Franke stainless sink and drainer unit with hot water tap over and mirrored splash back. Integrated Neff appliances include an oven and microwave combination oven, a Bosch five ring induction hob and extractor fan over, dishwasher and larder fridge. Wall mounted combi boiler housed within the units.

Utility Room fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine and tumble dryer. Tiled floor. A courtesy door leads to the Integral Garage Store.

To the First Floor Landing there is access to Three good size Bedrooms served by Two Bath/Shower Rooms. Double glazed wood frame window to the side elevation. Loft access point with pull down ladder leading to a useful boarded storage space.

Principal Bedroom One with double glazed wood frame window to the rear elevation. There are built in cupboards providing excellent storage.

This room is served by a Dressing Room with built in wardrobes and dressing table providing excellent hanging and storage space. Double glazed wood frame window to the rear elevation.

En Suite Shower Room fitted with a Hansgrohe contemporary white suite and chrome fittings providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Built in toiletry cabinets. Extensive tiling to the walls and floor. Extractor fan. Chrome finish dual fuel heated towel rail. Underfloor heating.

Bedroom Two with double glazed uPVC frame window and door with Juliet balcony, enjoying views to the garden to the front.

Bedroom Three with double glazed uPVC frame window to the front elevation. Built in desk and wardrobes providing excellent storage.

The Bedrooms are served by a Family Bathroom fitted with a Hansgrohe contemporary white suite and chrome fittings providing a double ended bath with shower attachment over, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Chrome finish dual fuel heated towel rail. Extractor fan. Under floor heating.

Externally, there is a Driveway providing off road parking and returning in front of a Garage Store.

To the rear, there are the delightful landscaped Gardens with paved patio area adjacent to the back of the house accessed via the doors from the Living and Dining Room. Beyond the Garden is laid to lawn with stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

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

Approx Gross Floor Area = 1607 Sq. Feet
= 149.4 Sq. Metres

