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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

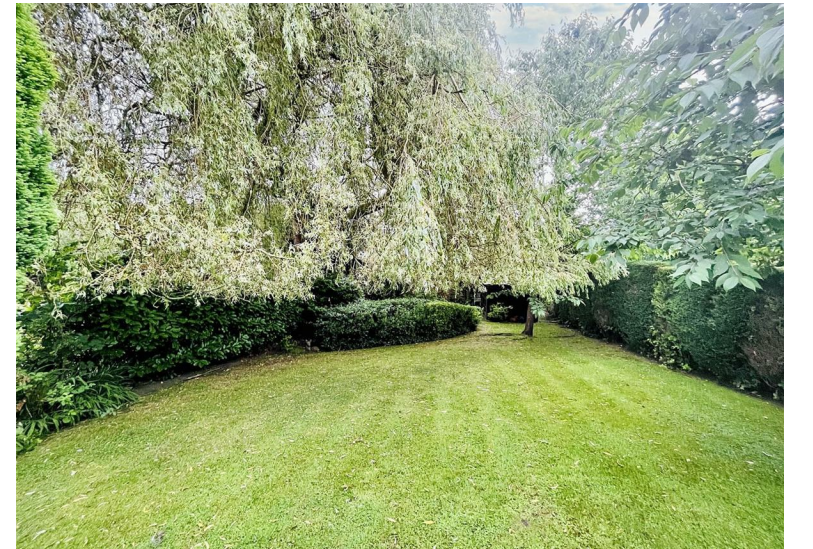
INDEPENDENT ESTATE AGENTS

15 Crossfield Road

Hale, Altrincham, WA15 8DU



£825,000





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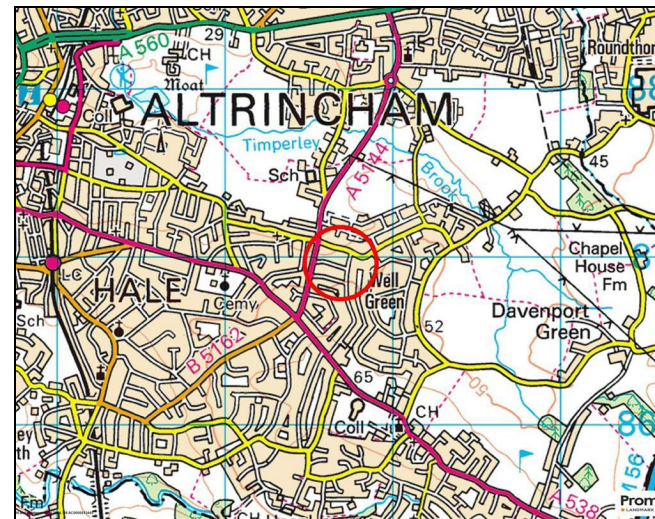
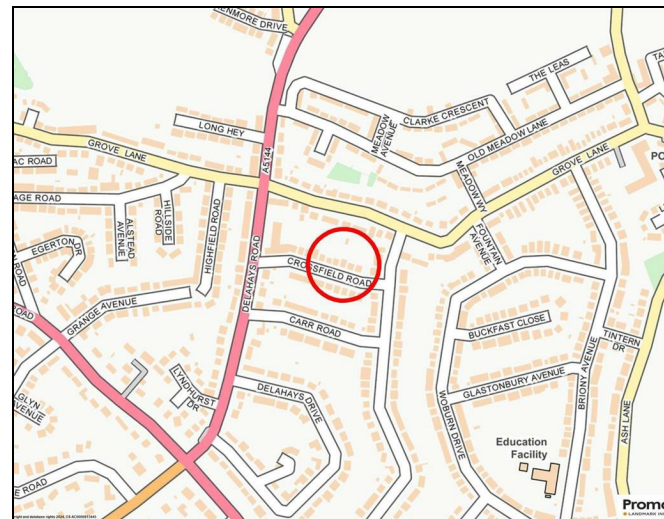


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PROPORTIONED, TRADITIONAL DETACHED FAMILY HOME STANDING ON A WONDERFUL GARDEN PLOT IN A DESIRABLE LOCATION AND WITH EXCELLENT POTENTIAL TO UPDATE AND IMPROVE 1802SQFT

Porch. Hall. Lounge. Sitting Room. Conservatory. Dining Kitchen. Five Bedrooms. Bathroom. Separate WC. Driveway. Garage. Secluded 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

A wonderful opportunity to acquire this attractive, traditional bay fronted Detached family home standing on a wonderful, mature Garden plot positioned on this desirable road just off Carlton Road, approximately midway between Hale Village with its range of fashionable shops, restaurants and bars and Hale Barns Centre with all its amenities. In addition, the property is within catchment of excellent local schools.

The property has been cared for during the sellers long period of ownership but now offers excellent potential to update, extend and improve.

As it stands, the property offers family accommodation arranged over Two Floors, extending to approximately 1800 square feet and provides Two Reception Rooms to the Ground Floor, in addition to the Dining Kitchen and large Conservatory.

To the First Floor are Five Bedrooms served by a Bathroom and Separate WC.

Externally, a block paved Driveway provides off street Parking and leads to the Integral Garage.

The Gardens are a really lovely feature, the front having an area of lawn with deep, mature borders retained from the road by way of conifer hedging.

The Garden to the rear gently slopes away from the home and has a large, raised path and patio area adjacent to the back of the house. Beyond, the Garden is extremely secluded with a deep area of lawn, again with mature stocked borders and substantial trees within the boundaries of this and neighbouring properties providing excellent screening and a most attractive outlook.

The screening in the Garden is exceptional but it is anticipated that an incoming purchaser would remove a number of the substantial trees.

Comprising:

Canopied Porch. Hall with staircase to the First Floor. Cloak Room.

Lounge with bay window to the front and cast iron fireplace feature.

Sitting Room with French doors leading through to the substantial 200 square foot Conservatory of double glazed uPVC frame construction, with windows and French doors enjoying an aspect of and giving access to the gardens.

Dining Kitchen, accessed via the Hall and Conservatory and fitted with a basic range of units with a window overlooking the garden, walk in Pantry and further recess with door leading to the side.

Spacious First Floor Landing with a window to the side and pull down ladder to boarded Loft with skylight windows.

Bedroom One overlooking the rear. Built in wardrobes.

Bedroom Two with a bay window to the front. Built in wardrobes.

Bedroom Three with a window to the front.

Bedroom Four with a window to the front and shower cubicle.

Bedroom Five overlooking the rear gardens. Sink Unit.

Bathroom fitted with white suite and separate WC.

An excellent family house project in a great location, offered for sale with no chain.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 1802 Sq. Feet
= 167.4 Sq. Metres

