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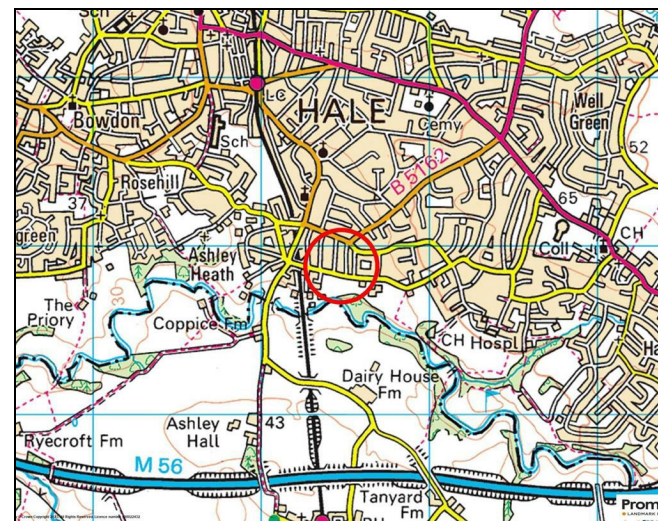
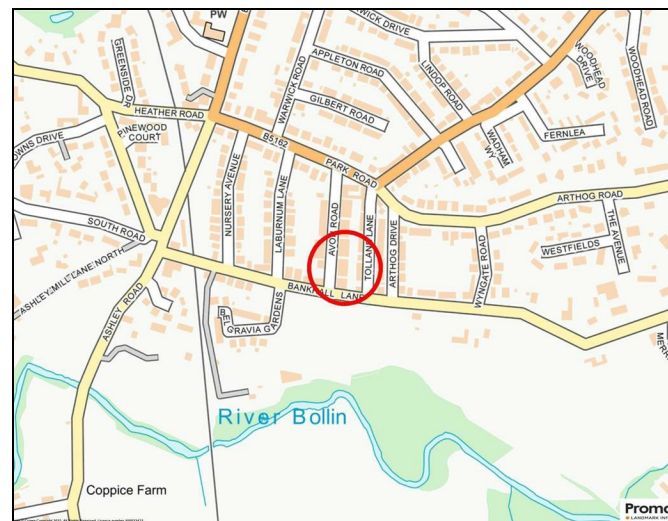
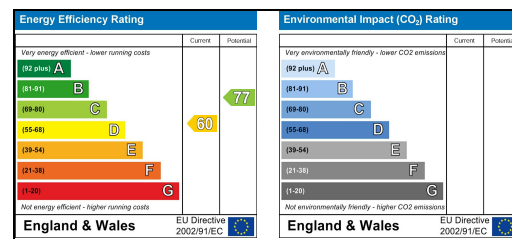


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## energy efficiency

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



# overview

A SUPERB BAY FRONTED PERIOD TERRACED PROPERTY LOCATED ON THIS MOST DESIRABLE ROAD, WALKING DISTANCE OF HALE VILLAGE AND BENEFITTING FROM CONVERTED CELLARS. 1559SQFT.

Hall. Lounge. Dining Room. Breakfast Kitchen. Utility. WC. Home Office/Playroom. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Garden.



**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 superb, bay fronted Period Terraced property positioned on this most desirable road within walking distance of Hale Village with its range of fashionable shops, eateries and bars and with Bollin Valley walks on the doorstep.

The well presented property is arranged over Three Floors with the accommodation extending to some 1559 square feet providing a Hall, Lounge, Dining Room, Breakfast Kitchen and Utility with WC to the Ground Floor and there are Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

A particular feature of the property are the Converted Cellars which provides an open plan versatile space which could be utilised as a Home Office or Family Room.

Externally, there is paved Driveway providing off road Parking and to the rear a lawned Garden with patio areas.

Comprising:

Enclosed Porch with tiled floor. Leaded glass panelled door. Entrance Hall with staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation. Coved ceiling. Solid oak flooring. Dado rail surround.

Lounge with square bay window with stained and leaded glass feature to the front elevation. To the chimney breast there is an attractive cast iron, coal effect, gas living flame fireplace with tiled hearth. Built in storage cupboard to one side of the chimney breast recess. Picture rail surround. Coved ceiling. Solid oak flooring.

Dining Room with window to the rear elevation enjoying views over the courtyard and garden beyond. Picture rail surround. Coved ceiling. Solid oak flooring.

Breakfast Kitchen fitted with a range of cream base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, microwave combination oven, four ring induction hob with extractor fan over, fridge, freezer and dishwasher. Windows to the side and rear elevations.

Utility Room fitted with base and eye level units with worktops over, inset into which is a stainless steel sink with mixer tap over and tiled splashback. There is space and plumbing for a washing machine and dryer. Windows to the side and rear elevations overlooking the gardens. Tiled floor.

WC fitted with a modern white suite and chrome fittings. Opaque window to the rear elevation.

To the Lower Ground Floor are the Converted Cellars which providing an open and versatile space which could be utilised as a Home Office, Play Room or Family Room. Window to the front elevation. Extensive built in storage.

To the First Floor Landing these is access to Three good sized Bedrooms and Two Bath/Shower Rooms, one being En Suite to Principal Bedroom One. Dado rail surround.

Principal Bedroom One with window to the front elevation. There are built in wardrobes and cupboards providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Built in toiletry cabinet. Chrome finish heated towel rail.

Bedroom Two with window to the rear elevation enjoying views over the gardens. There is an attractive, cast iron fireplace feature to the chimney breast and built in wardrobes providing ample hanging and storage space. Built in dressing table.

Bedroom Three is a good sized room with window enjoying views over the gardens. Built in wardrobes and cupboards providing ample hanging and storage space.

The Bedrooms are served by a well appointed Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with dual shower attachments over, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation. Chrome finish ladder radiator. Extractor fan.

Externally, the front of the property is approached via a paved Driveway providing off road Parking.

To the rear, there is a paved Courtyard accessed via the door from the Utility. Beyond, the Garden is laid to lawn with stocked borders and there is an additional paved patio.

The Garden is enclosed within hedging providing a high degree of privacy.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1559 Sq. Feet  
(exc. sub floor) = 144.8 Sq. Metres

