



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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17 Laburnum Lane  
Hale, Altrincham, WA15 0JR



£1,175,000

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**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

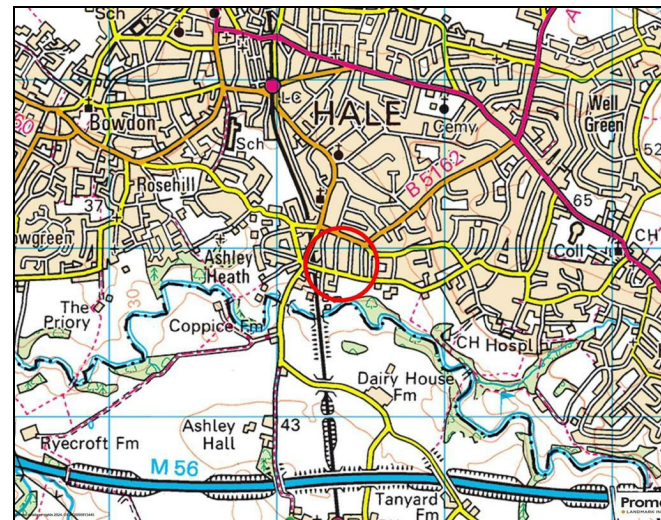
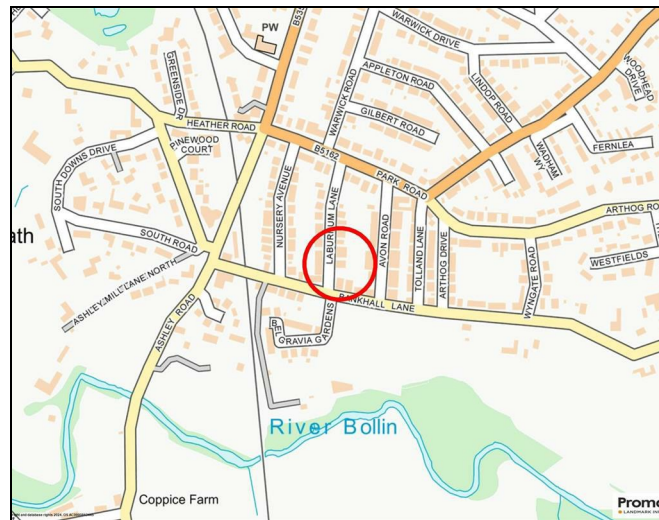
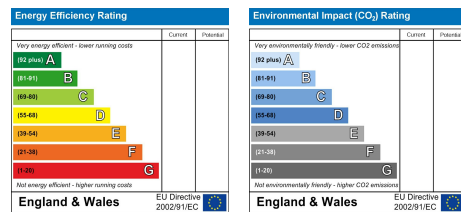


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## energy efficiency

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



# Overview

A STUNNING, EXTENDED, PERIOD SEMI DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD, CLOSE TO HALE VILLAGE AND BOLLIN VALLEY WALKS. 2441SQFT.

Porch. Hall. Lounge. Dining Room. 600sqft Live In Kitchen. Four Double Bedrooms, Two Bath/Shower Rooms. Cellars. Driveway. Lovely 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 proportioned, extended and improved large well-proportioned Period Semi-Detached family home with accommodation arranged over Four Floors, extending to approximately 2400 square feet, including a stunning extended Live-in Kitchen, Converted Loft, and Cellars with excellent potential to convert.

The property has been updated and improved with high specification kitchen and bathroom fittings, yet at the same time has maintained attractive period features including exposed floorboards, sash windows and high corniced ceilings.

The accommodation provides Two Reception Rooms to the Ground Floor, in addition to the impressive 600 square foot Open Plan Live-in Kitchen.

Over the Two Upper Floors are Four Double Bedrooms served by Two Bath/Shower Rooms, one being En-Suite to the Principal Bedroom. Off the Second Floor bedroom there is a space ideal to create a further en-suite facility.

The Cellars, as previously described, have excellent potential to convert, with Two Chambers arranged off a Hall area.

Externally, a Driveway provides off street Parking and the Garden to the rear is of an excellent size, enjoying a South-East facing aspect.

The property is perfectly located within walking distance of Hale village with its range of fashionable shops, restaurants and bars, excellent local schools and with Bollin Valley walks literally on the doorstep.

Comprising:

Porch to entrance door with inset leaded, stained glass windows, leading to the Hall, with exposed floorboards which continue into both reception rooms. Staircase to the First Floor.

Lounge with two sash windows inset into a bay to the front and a further sash window to the side. Cast iron open fireplace. Custom built cabinets.

Dining Room with cast iron wood burning stove. Sash window to the side. Glazed double doors open into the:

Stunning 600 square foot Open Plan Live-in Kitchen. This superb space is ideal for day to day informal family living and dining, with tiled flooring throughout. Unique custom-made floor-to-ceiling sliding doors to the rear of the property, giving access to and enjoying aspects over the garden, and having remote control, built in electric blinds. There is also a large floor-to-ceiling pivot door giving access to the side of the property and a further floor to ceiling window to the side. There is additional natural light via a substantial atrium skylight window.

The Living Area has a media housing unit, ample space for a dining suite, in addition to built in breakfast tables and a dining booth.

The Kitchen Area is fitted with an extensive range of white, high gloss, soft-close laminate fronted units with Silestone worktop, arranged around a peninsular island with inset sink and food waste disposal unit. Two integrated stainless steel ovens plus a microwave, induction hob, dishwasher. Freestanding American style fridge freezer which may be available to the incoming purchaser, subject to negotiation.

The Lower Ground Floor Cellars are arranged off a Hall Area, with One Main Chamber housing plumbing for a washing machine and dryer. Additional storage chambers.

First Floor Landing:

Principle Bedroom One with two sash windows inset into a bay to the front with extensive floor to ceiling built-in wardrobes and served by the:

En-suite shower room, with open wet room style shower area, wash hand basin on a vanity unit and wall hung WC. Extensive tiling to the walls and floor.

Bedroom Two. A double room to the rear. Built in wardrobe.

Bedroom Three. A double bedroom to the rear.

The Bedrooms are further served by the Family Bathroom, stylishly appointed with a white suite and chrome fittings, providing

a double-ended bath, wash hand basin on a vanity unit, open wet room style shower area, and wall hung WC. Extensive tiling to the walls and floor.

Second Floor Landing leading to:

Bedroom Four. A superbly sized room with French doors opening to a "Juliette" balcony to the rear. Large walk-in roof void space which has potential to convert into an additional en-suite facility.

Externally, the front of the property has been stone-paved to provide off-street Parking. A pathway leads down the side of the house.

The Garden to the rear has a raised decked area adjacent to the back of the house, accessed via the live-in kitchen. Beyond, the Garden is laid to a large expanse of lawn with deep, maturely stocked borders of shrubs. There is a substantial stone paved patio area to the far end of the garden with a Safari Breeze House, designed specifically with alfresco dining in mind. With heating and lighting, it accommodates a large circular table and five curved benches, seating 10 people for dinner, and is positioned to the far end of the garden, designed to maximise the South and West facing sun.

A superb Period family home in a great location.

- Freehold
- Council Tax Band F

