



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,100,000

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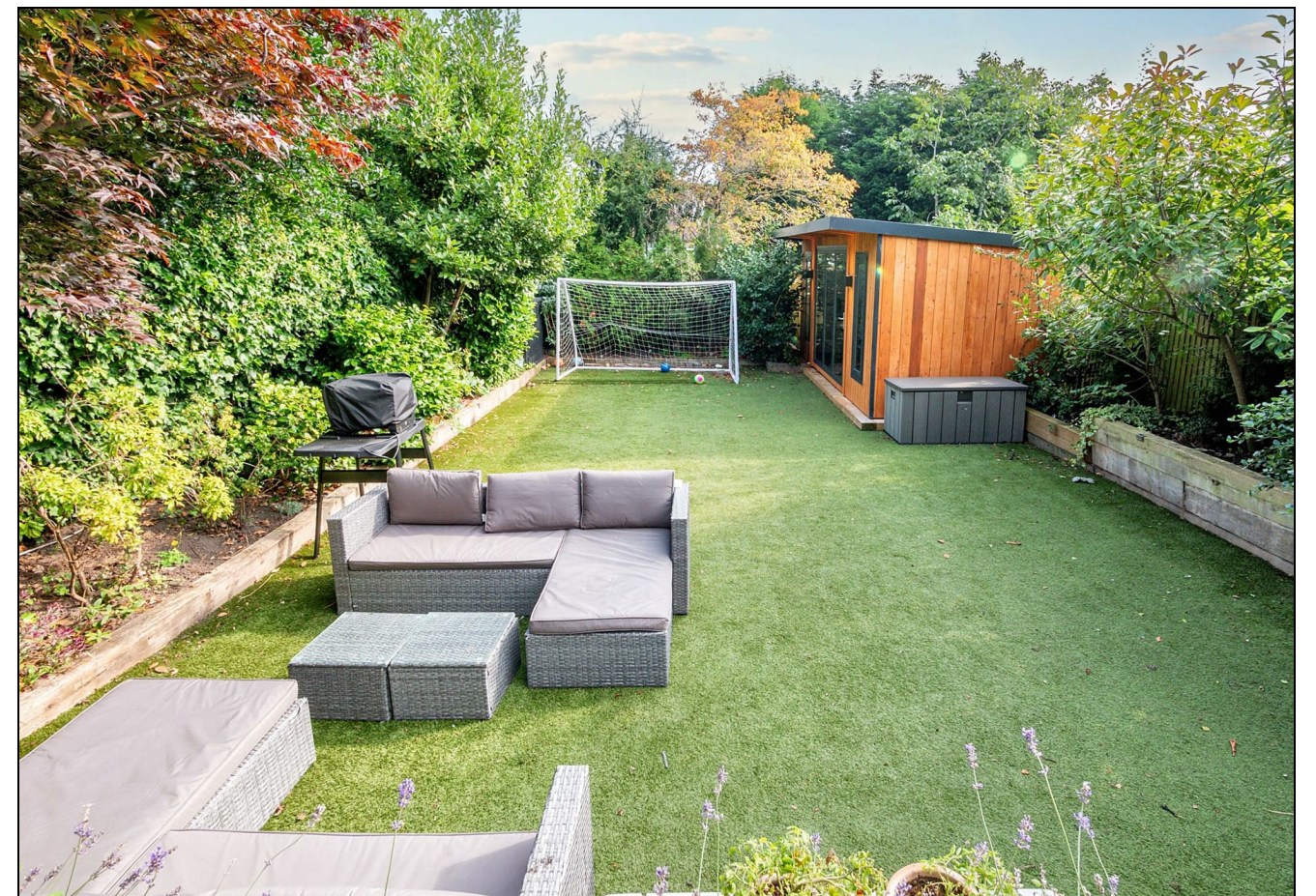
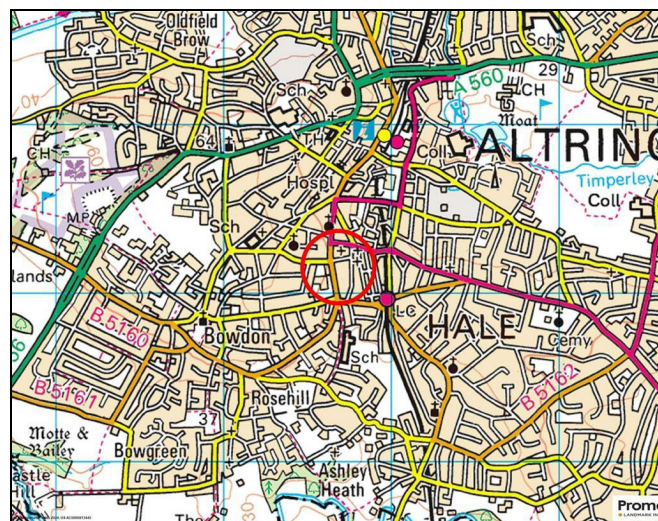
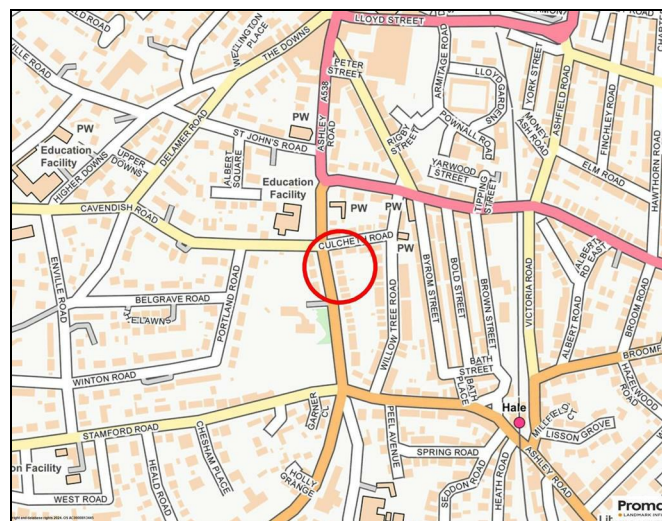
energy efficiency

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

overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS, LOCATED IN THIS HIGHLY POPULAR NEIGHBOURHOOD, EQUI DISTANCE TO ALTRINCHAM AND HALE CENTRES. 2131SQFT

Porch. Hall. GFWC. Lounge. Open Plan Dining Kitchen and Family Room. Utility. Study. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens. Garden Room/Gym.



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 beautifully presented and superbly proportioned, bay fronted Semi Detached family home in this desirable location, walking distance to excellent schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink and Hale Village with its range of fashionable bars and restaurants.

The stunning property is arranged over Three Floors with the accommodation extending to approximately 2131 square feet, providing a Hall, WC, Lounge, Open Plan Dining Kitchen and Family Room, Utility and Study to the Ground Floor and there are Four Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Driveway providing ample off road Parking and to the rear, a well maintained, low maintenance Garden with Garden Room which is currently utilised as a Home Gym.

Comprising:

Recessed Porch with panelled, stained and leaded glass window feature. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Living Accommodation. Picture rail surround. Dado rail surround. Double glazed uPVC frame opaque window to the side elevation. Panelled wall feature.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Double glazed uPVC frame opaque window to the side elevation. Cloaks area. Decorative radiator cover.

Lounge with double glazed uPVC frame bay window to the front elevation. Attractive fireplace feature with tiled hearth and wood surround. Built in cupboards and display shelves to either side of the chimney breast recesses. Solid oak flooring.

Impressive Open Plan Live In Dining Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, fridge, freezer and there is space for an American style fridge freezer and wine cooler. Tiled flooring throughout with underfloor heating. Cast iron log burning stove to the chimney breast. Ample space for a dining table and chairs. Built in storage units and display shelves to one side of the chimney breast recess.

Family Room with vaulted ceiling and two inset Velux windows, in addition to bi-folding doors making this a naturally light and bright space. Underfloor heating.

Utility Room fitted with a range of base and eye level units with solid wood worktops over, inset into which is a sink unit with mixer tap over and tiled splash back. Vaulted ceiling with two inset Velux windows and a door provides access to the front of the property. Underfloor heating.

Study with double glazed uPVC frame window enjoying views over the gardens to the rear. Underfloor heating.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing. Stained and leaded glass window feature to the front elevation. Picture rail surround. Dado rail surround. Panelled wall feature. Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the gardens. To the chimney breast there is a cast iron fireplace feature with tiled hearth. Built in wardrobes to either side of the chimney breast providing excellent hanging and storage space. Picture rail surround.

Bedroom Two with double glazed uPVC frame windows to the front elevation inset into a bay. Picture rail surround. Impressive fireplace feature to the chimney breast.

Bedroom Three with double glazed uPVC frame window to the rear elevation enjoying views over the gardens. Attractive fireplace feature to the chimney breast. Two windows to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower, additional shower attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls. Two double glazed uPVC frame opaque windows to the side elevation.

To the Second Floor Landing there is access to Principal Bedroom Four. Double glazed uPVC frame window to the side elevation.

Principal Bedroom Four with attractive sloping ceilings, with two inset Velux windows. Contemporary built in wardrobes providing excellent hanging and storage space, in addition to a walk in wardrobe. Access to useful roof void storage.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and black fittings, providing a walk in wet room style shower with dual attachment and glazed screen, wash hand basin and WC. Tiling to the walls and floor. Inset Velux window.

Externally, there is a paved and graveled Driveway providing ample off road Parking. To the front there is a well stocked border enclosed within timber fencing and hedging.

To the rear, there is a patio area adjacent to the back of the house, accessed via the bi-fold doors from the Family Room. Steps lead down to the main Garen area which is laid to AstroTurf with stocked borders.

Garden Room, currently utilised as a Gym with windows and bi-folding doors overlooking the gardens which are enclosed within timber fencing.

- Freehold
- Council Tax Band E

