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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£750,000

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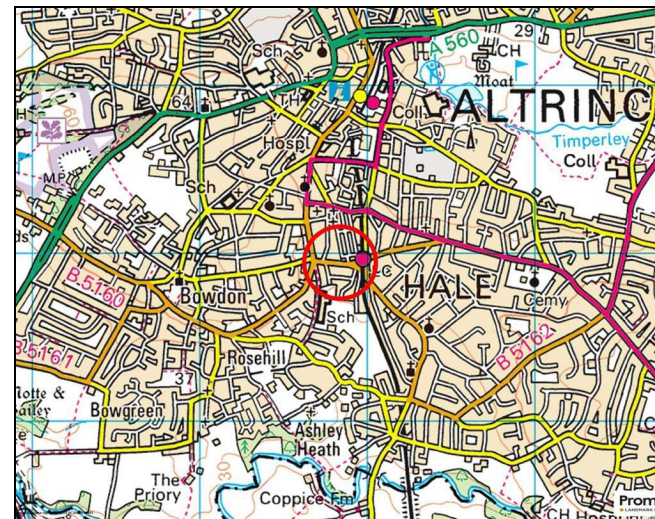
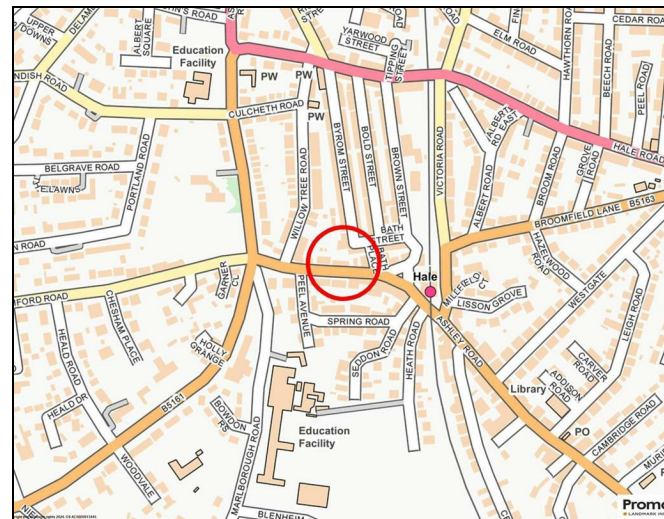
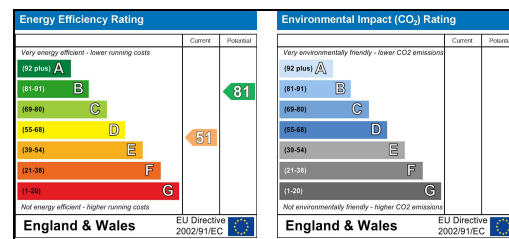


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERB VICTORIAN TERRACED PROPERTY WITH PARKING, IDEALLY POSITIONED RIGHT IN THE HEART OF HALE VILLAGE WITH SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS INCLUDING CONVERTED CELLARS. 1588sqft

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Living Room. Utility Room. Three Double Bedrooms. Two Bath/Shower Rooms. Parking. Lovely Rear Garden. NO CHAIN



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 Victorian terraced property enjoying a fabulous location literally right in the heart of Hale Village and as such within a moments walk of the fashionable restaurants, bars and shops.

The property is also within walking distance of Altrincham Town Centre, its facilities, the Metrolink, and the popular Market Quarter.

The property has extensive and versatile accommodation arranged over three floors including converted cellars with Three Reception Rooms in addition to the Breakfast Kitchen and Utility Room, and has Three Double Bedrooms, served by Two Bath/Shower Rooms.

Character features and been retained to include 10' high corniced ceilings, attractive fire places, and sash windows.

Externally, there is Parking to the front, a rare feature in the middle of the Village. There is a surprisingly good sized garden to the rear accessed via French doors from a Lower Ground Floor Living Room and which can also be viewed from a delightful Balcony off the Dining Room.

An internal inspection is essential which will reveal:

Recessed Porch with original heavy panelled entrance door. Hall with reproduction Victorian style tiled floor.

Lounge with 10' high corniced ceiling, shuttered bay window, an attractive cast iron fireplace and wood finish flooring.

Dining Room creating a fabulous 300 square foot through Reception Room when combined with the Lounge and having a continuation of the wood flooring with a French door giving access to a delightful small wrought iron Balcony overlooking the rear garden.

Breakfast Kitchen fitted with Shaker style units with wood finish worktops over returning to a small breakfast bar.

Freestanding stainless steel range cooker with canopied extractor fan over. (check with vendor other integrated appliances)

Lower Ground Floor Hall Area opening to a spacious Living Room with storage cupboard off and French doors giving access to and enjoying an aspect of the rear garden.

Useful Utility Room with sink and built-in units and housing the boiler and hot water tank.

Guest Bedroom Three/Study with built-in wardrobes and storage cupboards. A door gives access to an En-Suite Shower Room with double width shower cubicle, multi jet shower system and full tiling throughout.

First Floor providing Two further Double Bedrooms, making a total of Three.

Principal Bedroom One with original sash windows and an attractive cast iron fireplace and custom built wardrobes.

Bedroom Two with a sash window to the rear and custom built wardrobes.

The Bedrooms are further served by a family Bathroom with white suite with chrome fittings, double ended bath, sink with toiletry cupboard, separate shower cubicle, wood flooring and mosaic tiling.

Externally, there is a Driveway providing off street parking. To the rear there is a surprisingly good sized attractive garden with extensive stone paved patio areas with patio lighting adjacent to the house and within the stocked borders, opening to a lawned garden with mature deep borders.

A fantastically positioned and property of character, offered for sale with No Chain!

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1588 Sq. Feet
= 147.5 Sq. Metres

