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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 94 Victoria Road

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£650,000

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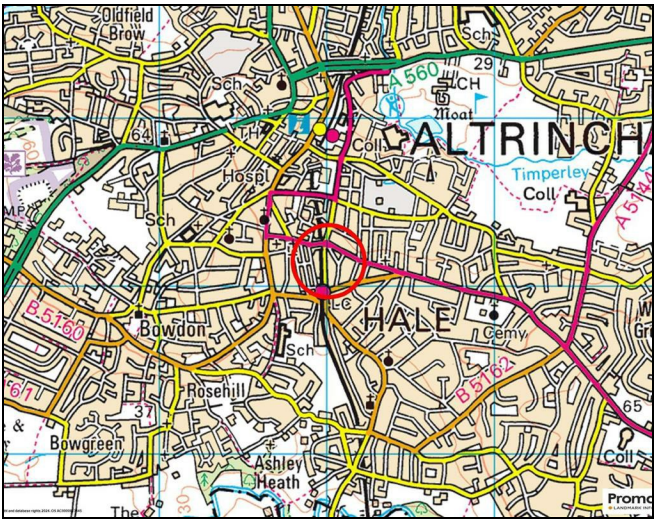
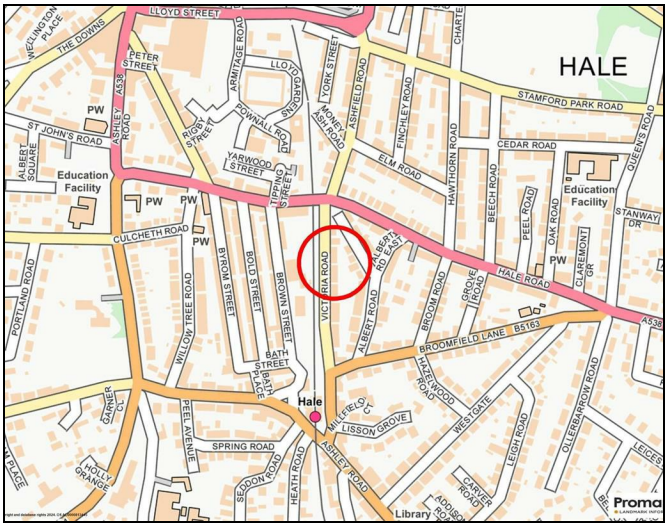
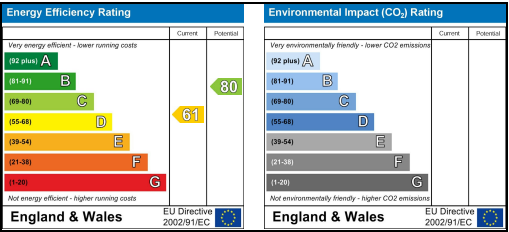


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# energy efficiency

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



# overview

A SUPERBLY PROPORTIONED, BAY FRONTED VICTORIAN TERRACED WITH LOFT CONVERSION AND OFF STREET PARKING, IDEALLY LOCATED IN THE HEART OF THE VILLAGE AND WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 1416 qft.

Porch. Hall. 400sqft Open Plan Living and Dining Room and Kitchen. Three Double Bedrooms. Two Baths/Showers. Cellars. Parking. 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

An excellent, bay fronted Victorian Terraced property ideally located on this enormously desirable road within a moments walk of Hale Village with its range of fashionable shops, restaurants and bars and also within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

Benefiting from off street Parking to the front and a low maintenance, paved Garden to the rear, the property has accommodation arranged over Four Floors, including Cellars and a Converted Loft, overall extending to approximately 1400 square feet.

The accommodation provides a fantastic 400 square foot Open Plan Living and Dining Room and Kitchen to the Ground Floor, with two sets of French doors onto the rear garden.

Over the Two Upper Floors are Three superbly sized Double Bedrooms, featuring a Top Floor Principal Bedroom with En Suite Shower Room and Dressing Area. The Cellars, as previously described offer great potential.

Comprising:

Entrance Porch to Entrance door with inset leaded windows to the Hall with wood finish flooring and a staircase to the First Floor. Door to the Living and Dining Room.

400 square foot Open Plan Living and Dining Room and Kitchen with natural wood finish flooring throughout.

The Living Area has a wide shuttered, angled bay window to the front and features a polished cast iron fireplace feature with living flame fire.

To the Dining Area there are French doors opening onto the rear garden.

Open Plan Kitchen, also with French doors onto the garden and fitted with a range of high gloss laminate fronted units with worktops over. Freestanding stainless steel Smeg Range cooker and a Samsung stainless steel fridge freezer, which may be available to the incoming purchaser subject to negotiation. Integrated dishwasher and washing machine.

Lower Ground Floor Cellars offering excellent potential to convert, subject to any necessary consents, with One large Chamber.

First Floor Landing with a continuation of the staircase to the Second Floor.

Bedroom One with two windows to the front and wall to wall, floor to ceiling, sliding door built in wardrobes.

Bedroom Two with a shuttered window to the rear.

Family Bathroom with exposed floorboards, a window to the rear and fitted with a white suite of double ended bath, wash hand basin, WC and corner shower cubicle with thermostatic shower. Tiling to the shower surround. Wood panelling to the walls. Ladder radiator. LED lighting.

Second Floor Landing with window to the rear and door to:

Principal Bedroom Three. An attractive room created via a Loft Conversion with French doors opening onto a 'Juliette' Balcony to the rear and folding doors to a walk in Dressing Area with clothes hanging rails. Double glazed Velux Skylight window. Access to extensive under eaves storage space.

An opening from the Bedroom Area leads to the En Suite Shower Room, with a large shower cubicle with thermostatic shower, wash hand basin and WC. Double glazed Velux skylight window. Ladder radiator.

Externally, the front of the property has off street Parking.

The Garden to the rear of the property has been entirely paved to ease of maintenance, enclosed within brick walling and timber fencing, with a right of way for wheelie bin access etc.

An excellent example of a popular style of property in a heart of the Village location.

- Freehold
- Council Tax Band D

