



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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18 Crossfield Road

Hale, WA15 8DU



£1,150,000

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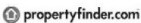


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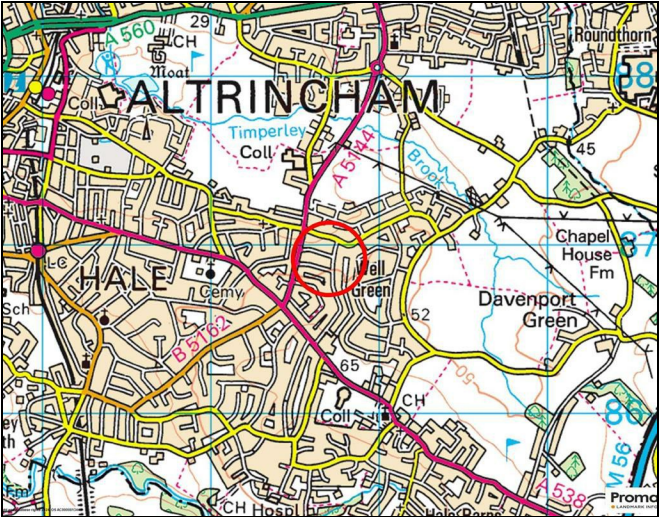
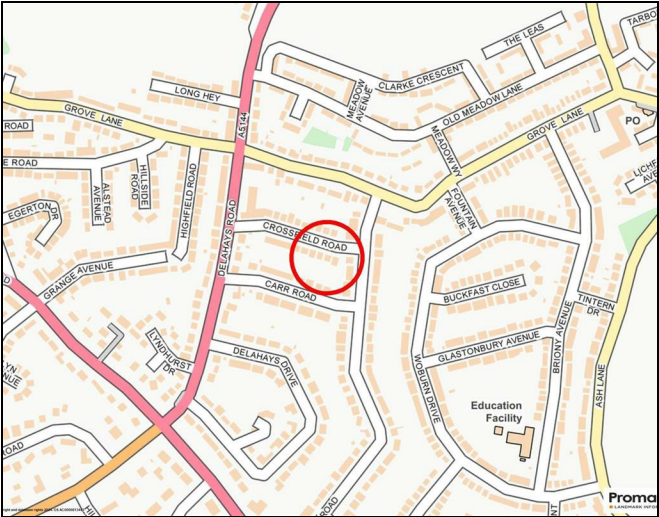
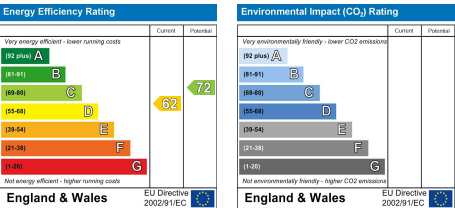


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED, EXTENDED AND IMPROVED DETACHED FAMILY HOME STANDING ON A WONDERFUL SOUTH FACING GARDEN PLOT, IN A DESIRABLE LOCATION CLOSE TO EXCELLENT SCHOOLS, WELL LOCATED FOR HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND HALE BARNs 1861SQFT

Hall. Cloaks/WC. Lounge. 600sqft Open Plan Family Living Room and Dining Room and Breakfast Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. South facing Garden



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 traditional bay fronted Detached family located on this enormously desirable road just off Carlton Road in Hale and benefitting from a delightful sunny aspect, South facing Garden to the rear.

The property is well located approximately midway between Hale Village with its range of fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, and Hale Barns Centre with all its amenities.

In addition, the property is within catchment of excellent local schools, including The Wellgreen Primary School and, Altrincham College and Altrincham Boys' and Girls' Grammar Schools.

The property has been extended and improved to provide family living space arranged over Two Floors, extending to approximately 1900 square feet and features, in particular a fantastic 600 square foot Open Plan Family Living and Dining Room and Breakfast Kitchen to the Gound Floor with two sets of wide folding doors onto the garden. This is in addition to a separate Lounge.

To the First Floor are Four excellent Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is Driveway providing extensive off street Parking and the aforementioned superbly sized Garden has been beautifully set out with areas of paved patio, pergola, outside dining and entertaining space and a Kitchen Garden.

There are patio areas both adjacent to the back of the house and to the far end of the Garden to maximise the movement of the sun throughout the day.

Comprising:

Entrance door with fanlight window to the:

Hall with staircase to the First Floor. Doors to the Ground Floor Accommodation. Understairs Cloaks and storage cupboard and access to the Ground Floor WC.

Lounge with wide bay window to the front, natural wood flooring and an Adam style fireplace surround with inset living flame fire.

600 square foot Open Plan Family Living and Dining Room and Breakfast Kitchen with parquet design flooring throughout. The Living and Dining Area open into the Breakfast Kitchen Area and there are two sets of wide folding doors giving access to and enjoying aspects of and gardens, and five double glazed Velux skylight windows inset into the part vaulted ceiling above.

The Kitchen is fitted with a range of high gloss finish laminate fronted units arranged around a substantial Island unit, incorporating a breakfast bar. Integrated AEG appliances include double ovens, a combination microwave oven, five ring gas hob, dishwasher and housing unit for a freestanding American style fridge freezer. Extensive LED lighting.

Utility Room created from what was originally the Garage with double doors opening through to the front of the house and with a cupboard housing the gas fired central heating boiler. Space for a washing machine and dryer.

First Floor Landing with doors to the Bedrooms and Family Bathroom.

Principal Bedroom One overlooking the rear garden with wall to wall built in wardrobes.

En Suite Shower Room, fitted with a white suite and chrome fittings, providing an open wet room style shower area with 'drench' shower head, wash hand basin with toiletry cupboards below and WC. Ladder radiator.

Bedroom Two. A particularly spacious room which could be altered to provide an En Suite facility and become the Principal Bedroom, with two wide windows to the front.

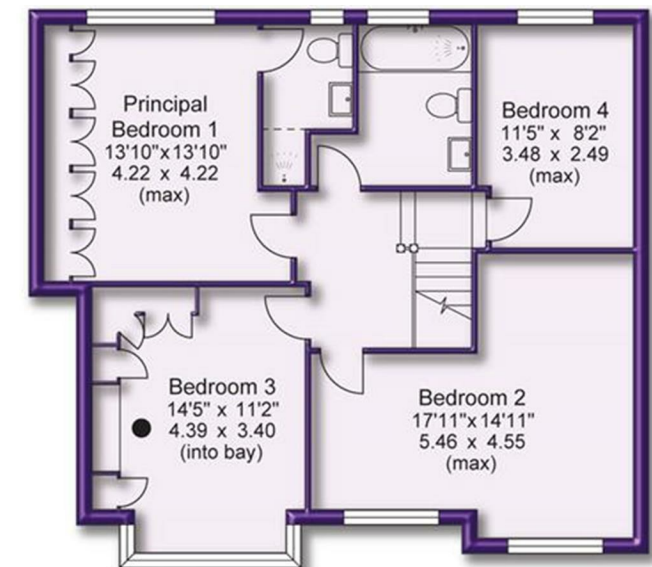
Bedroom Three with a bay window to the front and extensive built in wardrobes and dressing table.

Bedroom Four. A Double Room currently utilised as a Home Study with a window overlooking the rear garden.

The Bedrooms are further served by the Family Bathroom fitted with white suite and chrome fittings of double ended bath with shower over, wash hand basin with toiletry cupboards below and WC. Window to the rear. Ladder radiator. Extensive tiling to the walls and floor.

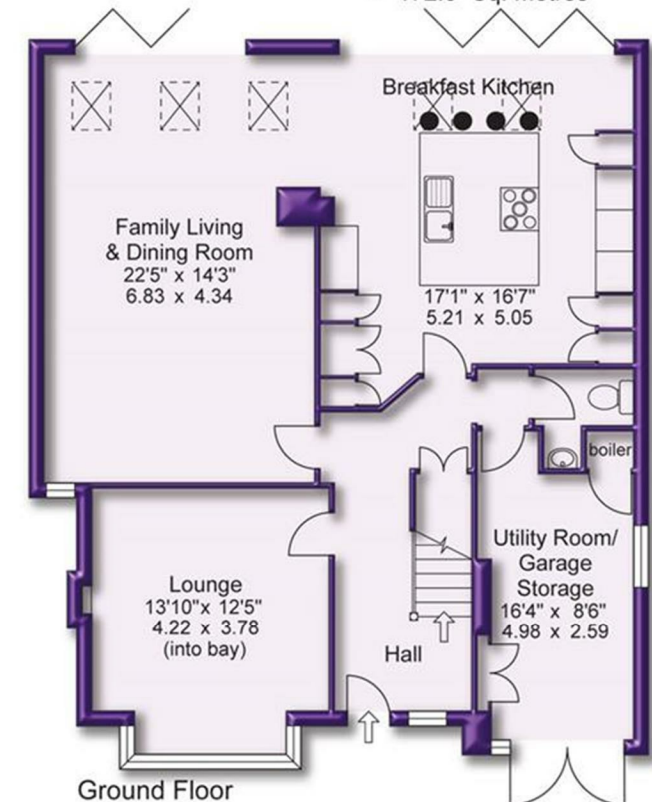
A superb family home in a great location.

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 1861 Sq. Feet
= 172.9 Sq. Metres



Ground Floor