



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,225,000

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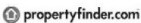


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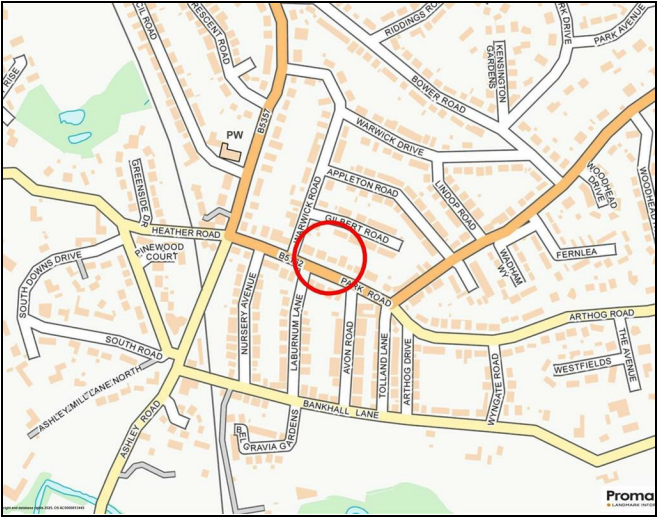
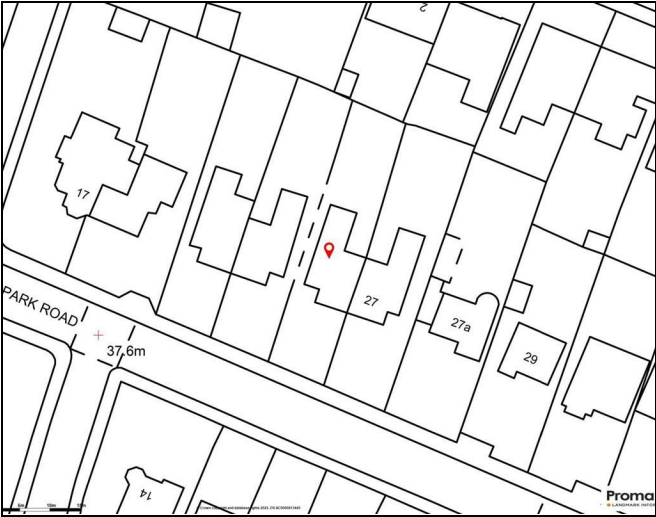
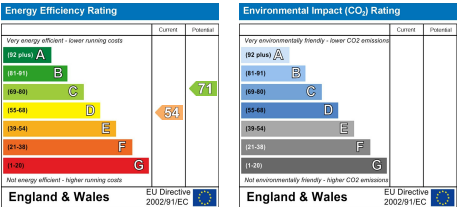


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energy efficiency

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



overview

A SUPERB VICTORIAN SEMI DETACHED FAMILY HOME ARRANGED OVER FOUR FLOORS, LOCATED ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE.3571sqft

Porch. Hall. Lounge. Family Room. Dining Kitchen. Games Room. Office. Utility. Six Bedrooms. Three Bath/Shower Rooms. Driveway. Gardens



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 wonderful Victorian Semi-Detached family home with beautifully proportioned rooms throughout and extensive family accommodation arranged over Four floors, extending to approximately 3600 square feet.

The property has a wealth of original features retained to include high corniced ceilings, some impressive fireplaces and intricate leaded stained glass windows. A particular feature of the property is the substantial spindle balustrade staircase that rises through from the ground floor to the second floor creating a triple ceiling height when stood in the hall.

Comprising:

Double entrance doors leading into the Porch with original terracotta tiled floor. Further entrance door leads to the spacious Hall with black and white Amtico design flooring and impressive staircase rising through the floors.

Lounge with impressive timber fireplace surround, corniced ceiling and twin sash windows to the front elevation.

Family room ideal for day to day informal living and again enjoying a fireplace feature and having twin sash windows looking across a decked sitting area towards the rear garden.

Dining Kitchen with French doors and windows to two elevations giving access and enjoying aspects of the gardens and with modern wood finish flooring throughout.

The Kitchen has been refitted with an extensive range of white high gloss finish units returning to a peninsular unit and with tall cupboards flanking a fireplace recess within the dining area housing a cast iron solid fuel stove fireplace feature. Integrated appliances include double ovens, hob, extractor fan, fridge, freezer and dishwasher units. Extensive LED lighting.

The Lower Ground Floor accommodation is extensive and versatile greatly enhancing the family living space. The Hall area is accessed both from the house and via the side external entrance door, potentially providing a self contained unit.

There is a large Games Room with built in storage cabinets and a computer room with storage cupboard off. Fitted Utility Room. Well appointed Shower Room and a boiler room housing the comprehensive central heating and hot water system. Furthermore, there is substantial sub floor storage space.

First and Second floors have large impressive Landing areas with further stained glass window features at First Floor level. Theses landings serve a total of Six wonderful Double Bedrooms, served by Three Bath/Shower rooms.

The Principal Bedroom to the First Floor has a magnificent marble fireplace and extensive built in wardrobes.

This bedroom is served by an adjacent Shower Room fitted with a white suite providing a corner shower cubicle, vanity unit was hand basin and WC. Window to the front. Extensive tiling to the walls and floor.

The Two remaining Double Bedrooms at this level are served by the main Family Bathroom with a window to the side, refitted with a white suite with chrome fittings, providing a double ended bath, vanity unit was hand basin and WC. Extensive tiling to the walls and floor.

The Bedrooms on the Top Floor are located under the eaves of the property with attractive sloping and only part restricting ceiling height.

These Bedrooms are served by a further Family Shower Room fitted with a white suite and chrome fittings with an open wet room style shower area, wash hand basin and WC. Extensive tiling to the walls and floor.

Externally, the front of the property has been mainly tarmacked to provide ample off street parking and is enclosed with maturely stocked borders, shrubs, bushes, trees and plants providing screening from the road.

The garden to the rear of the property has a large raised timber decked sitting area, approached via the French doors from the dining kitchen. Beyond this, shallow steps lead down to the main garden area which is laid principally to lawn and again with maturely stocked borders.

There is a shared access with the neighbouring property leading down the side of the house from the front garden to the rear garden and from this area, access can be gained to a substantial timber shed. This house is perfect for a family buyer needing plenty of living accommodation and wanting to be in walking distance of Hale Village

- Freehold
- Council Tax Band G

