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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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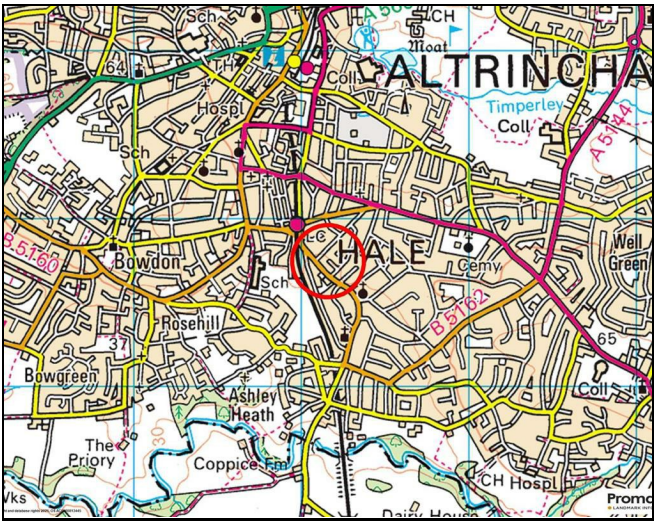
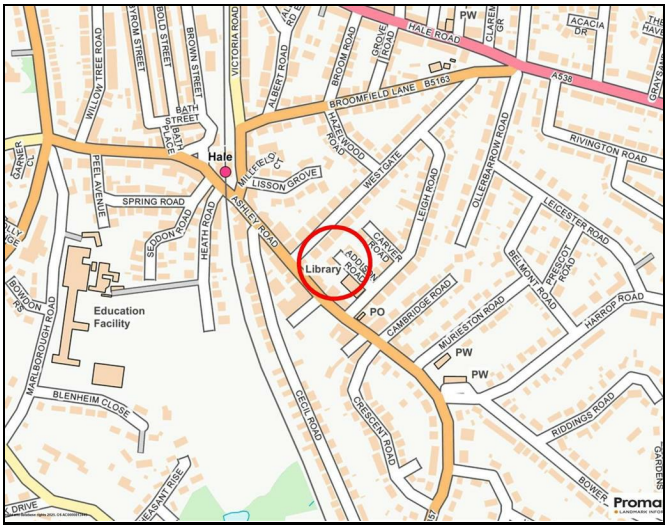
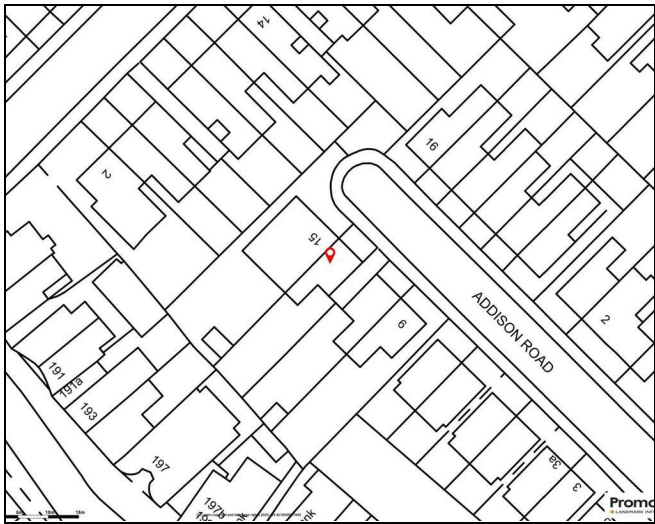
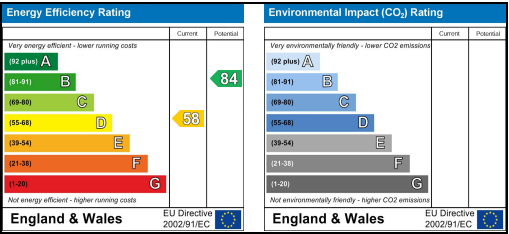
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energy efficiency

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



overview

A STUNNING, RECENTLY REFURBISHED AND EXTENDED PERIOD SEMI DETACHED FAMILY HOME WITH SOUTH FACING GARDEN LOCATED ON THIS DESIRABLE ROAD, IN THE HEART OF HALE VILLAGE. 2117 SQFT

Porch. Hall. Cloaks. Lounge. Impressive Live In Dining Kitchen. Utility Room. Four Double Bedrooms. Study. Four Bath/Shower Rooms. Permit Parking. Sunny Aspect Garden. No Chain.



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 most attractive, double height, bay fronted Period Semi Detached property on this enormously desirable cul-de-sac literally in the heart of Hale Village with its range of fashionable shops, restaurants and bars.

The beautifully appointed property has been comprehensively extended and remodelled by the current owners creating a superb family home. The accommodation is arranged over Three Floors, extending to some 2117 square feet and provides: an Entrance Hall, Cloaks, Ground Floor Shower Room, Lounge and impressive Open Plan Live In Dining Kitchen in addition to a Utility Room to the Ground Floor and there are Four Double Bedrooms served by Three Bath/Shower Rooms, in addition to a Study to the Two Upper Floors.

Externally, there is a shared Driveway with access down the side and on street Resident Permit Parking. To the rear there is an attractive lawned Garden enjoying a south facing aspect.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Tiled floor.

Double glazed doors lead to a Lounge with stained and leaded glass window feature to the front elevation. Cast iron fireplace feature to the chimney breast. Built in storage and display shelving to either side of the recesses.

Spacious Cloaks Area with fitted units providing hanging and storage.

Ground Floor Shower Room fitted with a contemporary white suite, providing a walk in wet room style shower with dual attachments, wash hand basin and WC. Extensive tiling to the walls and floor. Inset mirror.

Impressive Open Plan Live In Dining Kitchen with doors overlooking and providing access to the gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over, incorporating an island unit, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Ample space for breakfast bar stools. Integrated appliances include a stainless steel oven, microwave combination oven, five ring gas hob with extractor fan over, dishwasher and wine cooler. Space for an American style fridge freezer. Underfloor heating.

Utility Room fitted with a range of base and eye level units, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Two excellent Double Bedrooms, a Study and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. A staircase rises to the Second Floor Landing. Access to useful understairs storage.

Principal Bedroom One with reproduction sash window to the rear elevation enjoying views over the gardens. Built in wardrobes provide excellent hanging and storage space.

This room 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 attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque windows to the side and rear elevations. Extensive tiling to the walls and floor.

Bedroom Two with window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature and built in floor to ceiling wardrobes to either side of the chimney breast recess.

Study with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a double ended, freestanding bath, dual wash hand basins with built in storage below and WC. Opaque window to the side elevation. Tiled floor.

To the Second Floor Landing there is access to Two excellent sized Double Bedrooms and a Shower Room. Two inset windows.

Bedroom Three located within the eaves of the property with attractive sloping ceilings. Two inset Velux windows. Access to extensive roof void storage.

Bedroom Four with reproduction sash window to the rear elevation enjoying views over the gardens. Access to extensive roof void storage.

The Bedrooms are served by a Shower Room fitted with modern white suite and chrome fittings, providing a shower cubicle with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the shower and sink areas. Tiled floor. Inset Velux window.

Externally, there is on street Resident's Permit Parking and an attractive low maintenance Garden frontage with a shared access leading to the side of the property and rear Gardens.

To the rear, there is a paved patio adjacent to the back of the house, accessed via the doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with stocked borders and enclosed within timber fencing. The Garden is South facing therefore enjoys a sunny aspect.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E

