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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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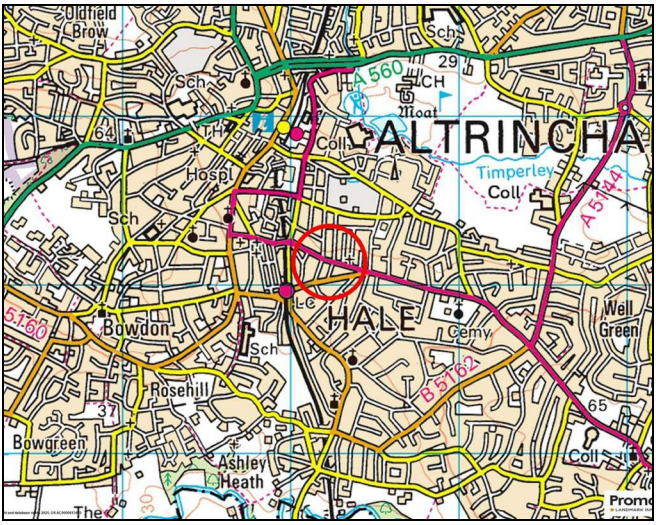
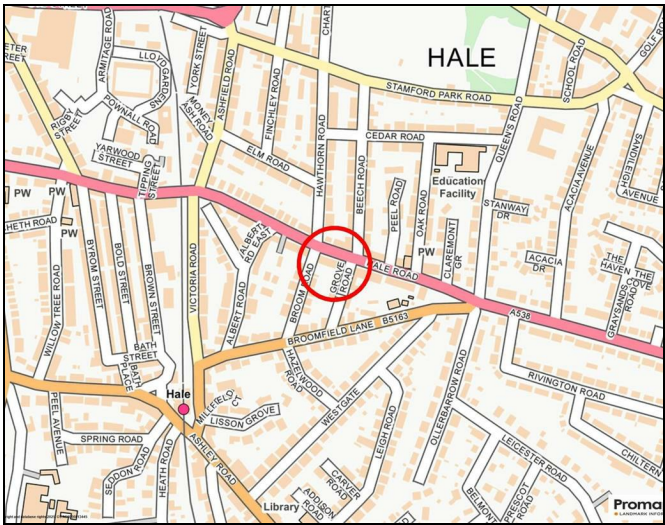
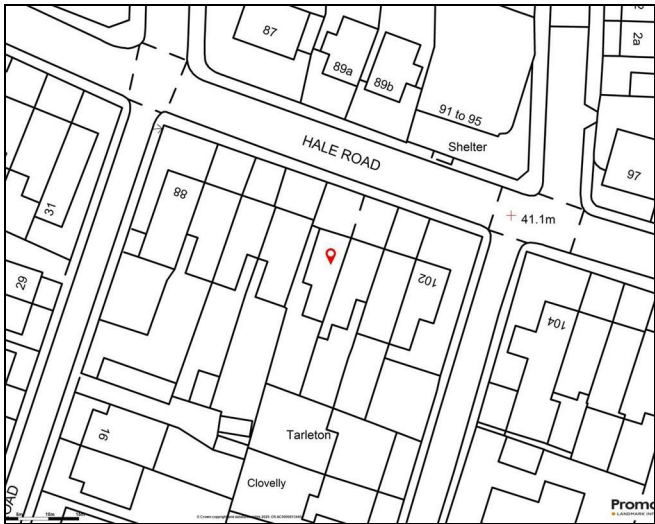
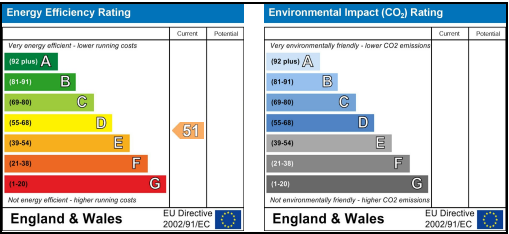
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energy efficiency

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



overview

AN ATTRACTIVE VICTORIAN END TERRACED PROPERTY WITH SUPERBLY PROPORTIONED ACCOMMODATION LOCATED WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM CENTRES. 1994SQFT.

Hall. Lounge. Dining Room. Breakfast Kitchen. Family Room. Study. Utility/WC. Three/Four Bedrooms. Two Baths/Showers. Driveway. 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 attractive bay fronted Victorian End Terraced property with fantastic accommodation arranged over three floors including converted Cellars and enjoying superbly proportioned rooms throughout.

There are a real wealth of original features retained to including sash windows, 10' height intricate corniced ceilings, picture and dado rails, stripped floorboards, skirtings and architraves and a spindle balustrade staircase with stripped timber side panelling. These original features sit comfortably next to a stylish contemporary design Kitchen and well appointed Bathrooms.

The property enjoys a fantastic location within walking distance of Hale village, Altrincham Town centre, Stamford Park School and the open space of the Park.

The accommodation is both spacious and versatile with potential for up to Four Bedrooms including a Lower Ground Floor Guest Bedroom Suite and Three Bath/Shower/Wash Rooms, one being En-Suite to the Principal Bedroom.

The property enjoys the rare and valuable feature of off-street parking for two cars to the front and has a delightful south facing rear Garden with gravelled and timber decked sitting areas with pergola and well stocked lawn garden beyond.

An internal inspection of this property will reveal:

Original Entrance door with fan light window to the 26' Hall, featuring a 10' high corniced ceiling and having a spindle balustrade staircase leading to the first floor.

Lounge with stripped floorboards, wide bay with original sash windows, intricate corniced ceiling and ceiling rose, impressive cast iron fire place and custom built cabinets.

Spacious separate Dining Room with rear Garden aspect, stripped floorboards and corniced ceiling.

Fabulous Breakfast Kitchen with garden aspect and French doors leading to the same, polished granite flooring, laminate fronted units with stainless steel handles, natural wood worktops and extensive low voltage halogen lighting. Integrated appliances maybe available to the incoming purchaser subject to negotiation including a stainless steel range cooker set into an exposed brick chimney breast, a Liebherr freestanding stainless steel fridge unit and an integrated dishwasher.

The Lower Ground Floor provides valuable additional living space within the Converted Cellar with modern wood laminate flooring and low voltage halogen lighting throughout.

There is a Hall/Study Area, a Bedroom with modern built in wardrobes and adjacent Washroom with WC and a further large Utility Room.

Split level First Floor Landing with skylight window and an additional inner Landing with airing cupboard.

There are three excellent Bedrooms located to the First Floor one of which is used as a Home Study with delightful garden aspect. The two remaining Principal Double Bedrooms both have modern built in wardrobes and furniture.

The Bedrooms are served by Two Bath/Shower Rooms with white suites and Victorian style fittings with a Shower Room being En-Suite to the Principal Bedroom. Externally, the whole of the front of the property has been block paved to provide off-street parking for two vehicles, however there is scope to enlarge the parking area to provide up to three vehicles.

The Garden to the rear of the property is a delightful feature accessed via the French doors from the Breakfast Kitchen and has a gravelled Sitting Area with climbing plants and water feature adjacent to the back of the house. This then opens up to a large timber decked Sitting Area with brick built barbeque. Beyond is a Garden that is laid to lawn with stocked borders and excellent screening.

Unusually for a property of this type and style the rear Garden is completely enclosed and doesn't have a communal right of way running immediately behind it. As such the house and garden is therefore more secure and child proof Overall this really is a first class example of Victorian property with original features and should be viewed without delay.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1944.7 Sq. Feet
= 180.6 Sq. Metres

