



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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13 Hale Road
Altrincham, WA14 2EE



£1,195,000

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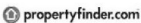


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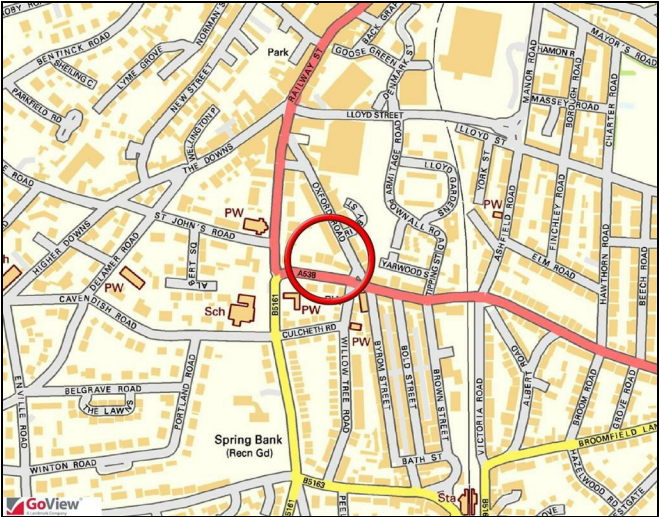


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energy efficiency

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



overview

A BEAUTIFULLY APPOINTED FOUR STORY VICTORIAN SEMI DETACHED WITH SUPERBLY PROPORTIONED ACCOMMODATION LOCATED WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM CENTRES. 2725sqft.

Porch. Hall. Lounge. 350sqft Open Plan Living Room and Dining Kitchen. Family Room. Study. Utility/WC. Five Double Bedrooms. Three Baths/Showers. 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 fantastic Victorian Semi Detached family home with extensive and versatile accommodation arranged over Four Floors, extending to approximately 2700 square feet, including Converted Cellars.

The property is superbly appointed with excellent specification kitchen and bathroom fittings and has been updated with period features retained to include high corniced ceilings, some impressive fireplaces and a spindle balustrade staircase rising through the floors.

The location is supremely convenient at the top of Hale Road near the junction with Oxford Road and Ashley Road and as such is within a moments walk of Hale Village with its fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

In addition, the property is ideally located for both Altrincham Boys' and Girls' Grammar Schools.

The accommodation provides Three Reception Areas to the Ground and Lower Ground Floors, in addition to a fantastic 350 square foot Open Plan Living Room and Dining Kitchen.

Over the Two Upper Floors are Five Double Bedrooms served by Three well appointed Bath/Shower Rooms.

Externally, a block paved Driveway provides generous off street Parking to the front and the rear Garden has an area of lawn enclosed with stone paved patios and timber decked sitting areas, accessed via both the Ground Floor and Lower Ground Floors.

A great family home in a supreme location.

Comprising:

Covered Porch. Spacious Hall with wood finish flooring and spindle balustrade staircase rising through the Floors.

Lounge with wide bay window to the front and an impressive fireplace feature.

350 square foot Open Plan Living Room and Dining Kitchen. The Living Area has a vaulted ceiling and windows and French doors overlook and provide access to the gardens with additional natural light via a skylight window.

The Kitchen is fitted with an extensive range of shaker style units with Silestone worktops over, with integrated stainless steel double oven, combination microwave oven, hob, extractor fan, fridge, freezer and dishwasher.

Lower Ground Floor Hall with doors leading through to the:

Family Room with windows and French doors onto the rear garden and a further Reception Room, ideal as a Study or Playroom, with a bay window to the front.

Also positioned to the Lower Ground Floor is a Utility Room with Ground Floor WC.

First Floor Landing

Principal Bedroom One with wide bay window to the front.

This Bedroom is served by the stylishly appointed En Suite Shower Room with a wet room style shower, WC and wash hand basin. Extensive tiling to the walls and floor. Plate glass vanity mirror.

Bedrooms Two and Three are both Double rooms with windows to the rear, one of which is currently utilised as a Dressing Room.

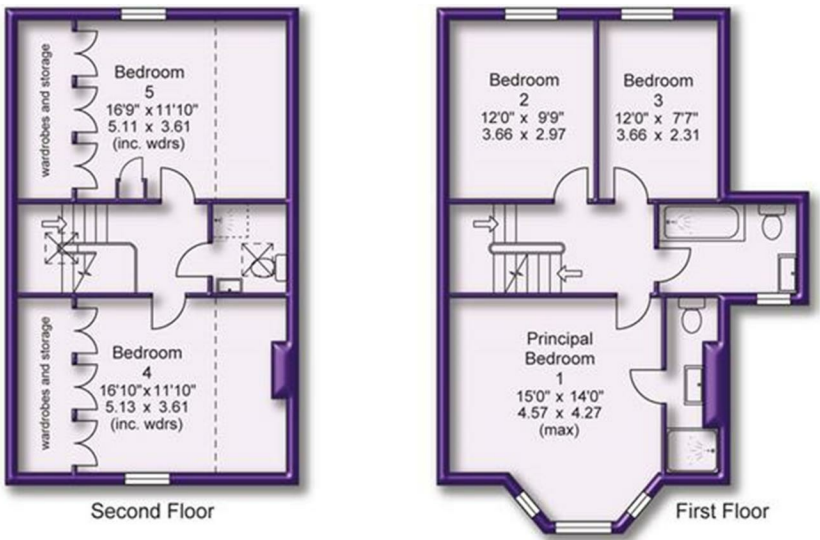
These Bedrooms are served by the Family Bathroom fitted with a white suite of bath with shower over, wash hand basin with built in storage and WC. Tiling to the walls and floor. Plate glass vanity mirror.

Second Floor with skylight window leading to Two further Double Bedrooms, which are located under the eaves of the property, with attractive sloping ceilings, windows to the front and rear elevations and extensive wall to wall, floor to ceiling built in wardrobes maximising the under eaves storage space.

These Bedrooms are served by the Third Shower Room with a wet room sty shower, vanity unit and wash hand basin. Skylight window. Extensive tiling.

This completes a fantastic family sized and superbly appointed home.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 2725 Sq. Feet
= 253.1 Sq. Metres

