



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,125,000
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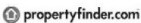


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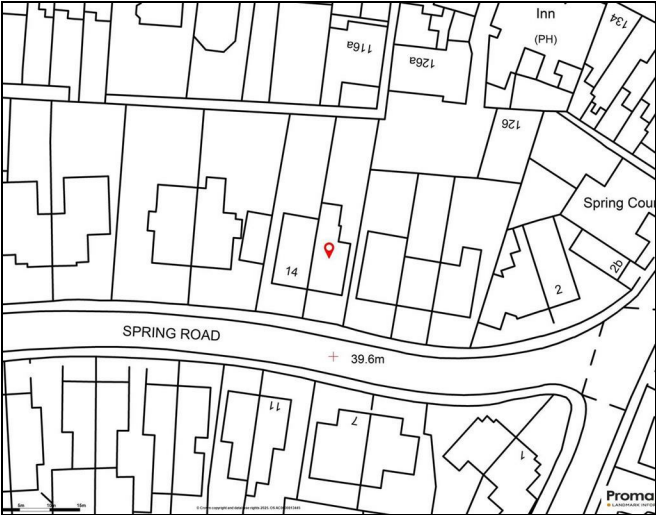
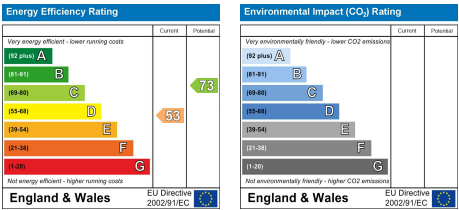


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energy efficiency

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



overview

A STUNNING PERIOD FAMILY HOME SUPERBLY LOCATED IN THE HEART OF THE VILLAGE WITH WELL PROPORTIONED AND VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS WITH CONVERTED CELLARS AND LOFT. 2095 sqft.

Hall. Lounge. Dining Kitchen. Family Room. Sitting Room. Utility. Five Bedrooms. Three Baths/Showers. Driveway. Delightful Garden. NO CHAIN!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 stunning Victorian Bay Fronted Semi-Detached Family Home positioned on this enormously desirable road right in the heart of Hale Village with its range of fashionable shops, restaurants and bars, and also within reasonable walking distance to Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The property is beautifully styled and presented throughout having been comprehensively remodelled, extended and improved by the current owners with double glazing throughout and provides an exceptionally stylish family home and with accommodation arranged over Four Floors including Converted Cellars and Loft reaching approximately 2100 square feet.

The accommodation is extensive and versatile providing a Lounge and Dining Kitchen to the Ground Floor. The Lower Ground Floor provides a Family Room with further Sitting Area off, a Guest Bedroom, Bathroom and Utility Room. Over the Two Upper Floors are Four further Bedrooms served by Two Bath/Shower Rooms – one being En Suite to the Principal Bedroom.

Externally, there is good off street parking to the front and a delightful Garden to the rear accessed via the Dining Kitchen.

An exceptional property in a wonderful location, offered for sale with no chain!

Comprising:

Entrance door to Hall with oak flooring which continues throughout the Ground Floor and staircases leading to the Upper and Lower Floors.

Lounge with shuttered bay window to the front. Original marble fireplace with log burner and custom-built cabinets.

Superbly styled Dining Kitchen with a Dining Area having bench seating and a window overlooking the Garden and the Kitchen Area having a full height window and French door giving access to the same.

The Kitchen is fitted with an extensive range of flush-finish, painted units arranged around a central island unit incorporating Breakfast Bar. Freestanding stainless steel Range cooker and American-style fridge freezer which maybe available to the incoming purchaser subject to negotiation. Integrated dishwasher.

Lower Ground Floor Hall.

A Sitting and Library Area with custom-built shelving leads to the Family Room and Games Room ideal for day-to-day informal family living with windows overlooking the Garden and further natural light via an atrium-style skylight window.

A door leads through to a room ideal to be used as a Guest Bedroom with a window to the rear but also suitable as a Home Study.

This room is served by a well-appointed Bathroom.

In addition, there is a large, fitted Utility Room with space for a washing machine and dryer and with a wide light-well window to the front.

To the First Floor Landing are Three Bedrooms.

Principal Bedroom One has a window to the front and custom-built wardrobes.

This room is served by the well-appointed En Suite Shower Room with a window to the front and a white suite with chrome fittings comprising of WC, wash hand basin and corner shower cubicle with thermostatic shower. Extensive tiling to the walls and floor.

Bedroom Two is a Double Bedroom overlooking the rear Garden.

Bedroom Three is a Single Bedroom currently utilised as a Home Study also overlooking the Garden.

Second Floor Landing

Bedroom Four. A fabulous room located under the eaves of the property with attractive sloping but not restrictive ceiling height opening to a dormer style window to the rear overlooking the Garden and a double glazed skylight window to the front. Built-in wardrobes and extensive under eaves storage space.

This Bedroom is served by the adjacent Bathroom fitted with a white suite with chrome fittings comprising of bath with thermostatic shower over, wash hand basin, WC, tiling to the walls and floor and double glazed Velux skylight window. Under eaves storage space.

A superbly styled home in a first class location, offered for sale with no chain!

- Freehold
- Council Tax Band E

