



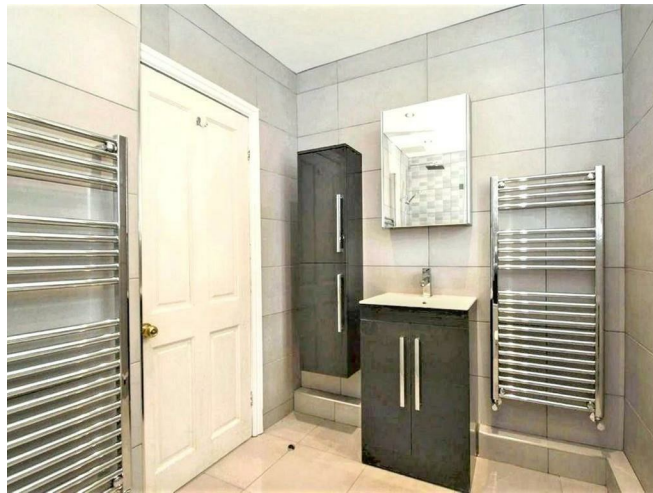
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

17 Westgate  
Hale, Altrincham, Cheshire, WA15 9AY



AN ATTRACTIVE AND SUPERBLY PROPORTIONED, EXTENDED PERIOD TERRACED PROPERTY WITH PARKING AND GOOD SIZED GARDEN LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 1838SQFT.

PORCH. HALL. LOUNGE. SITTING ROOM. 400SQFT DINING KITCHEN. THREE DOUBLE BEDROOMS. THREE BATH/SHOWERS. LOWER GROUND FLOOR STUDY/BEDROOM FOUR. RECEPTION ROOM/GYM. PARKING. GARAGE. GARDENS. NO CHAIN!

£775,000



in detail



A superbly proportioned extended End Terraced Property located on this enormously desirable road right in the heart of Hale Village with its range of fashionable shops, restaurants and bars and benefitting from off street parking to the front, in addition to a Single Garage and a particularly good sized west facing Garden to the rear.

The property has been extended and improved with a Converted Basement and a Live In Kitchen, and at the same time offers the opportunity for the incoming purchaser to update fixtures and fittings to today's specification and there is also potential to undertake a Loft Conversion subject to any necessary consents.

As it stands, the property enjoys Two Reception Rooms to the Ground Floor in addition to the 400 square foot Dining Kitchen. There are double chamber Converted Cellars providing a Bedroom with adjacent Shower Room and an additional Reception Room that is currently utilised as a Gym.

Off the First Floor Landing are Three Double Bedrooms served by Two Bath/Shower Rooms with the Principal Bedroom having a Walk-In Wardrobe and En Suite Shower Room.

An excellent property with added potential in a First Class location.

Comprising:

Entrance Porch. Entrance door with stained glass windows to Hall with black and white tiled flooring and spindle balustrade staircase rising to the First Floor. Wood panelled and glazed doors give access to the Ground Floor Accommodation.

Lounge with shuttered bay window to the front with stained glass leaded lights. Fireplace surround with inset cast iron fireplace. Corniced ceiling. Double doors lead through to the:

Sitting Room with cast iron fireplace and further double doors to the:

400 square foot Dining Kitchen with two windows overlooking the Garden and double doors leading through a rear Porch, with a door leading to the same. Within this area, there is plumbing for a washing machine. There is a vaulted glazed roof feature to the Dining Area and the Kitchen itself is fitted with a range of wood laminate fronted units with worktops over with integrated stainless steel oven, hob, microwave and extractor fan and space for freestanding dishwasher, washing machine and fridge unit.

Lower Ground Floor Hall with black and white tiled flooring.

Study/Bedroom Four with a window to a lightwell to the front and built-in storage cabinets and window seat.

Adjacent Shower Room fitted with a white suite with chrome fittings.

Reception Room utilised as a Gym with a lightwell window to the rear.

First Floor Landing with wood panelled doors to the Bedrooms and Family Bathroom.

Principal Bedroom One with wood vinyl flooring and a shuttered bay window to the front. Door concealing a large Walk-In Wardrobe with window to the front. Further door to the En Suite Shower Room with white suite with chrome fittings.

Bedroom Two with a shuttered window to the rear. Cast iron fireplace and built-in wardrobe.

Bedroom Three with a shuttered window overlooking the rear Garden.

The Bedrooms are served by the Family Bathroom fitted with a white suite and chrome fittings, providing a shower



Approx Gross Floor Area = 1838 Sq. Feet  
= 170.8 Sq. Metres

