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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

17 Westgate

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£750,000

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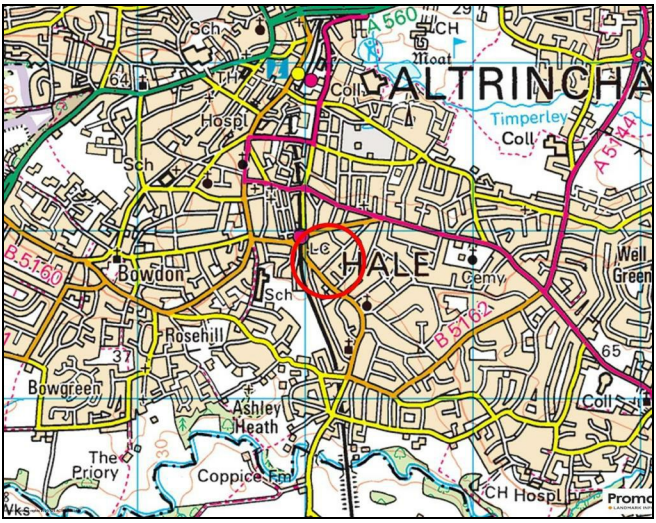
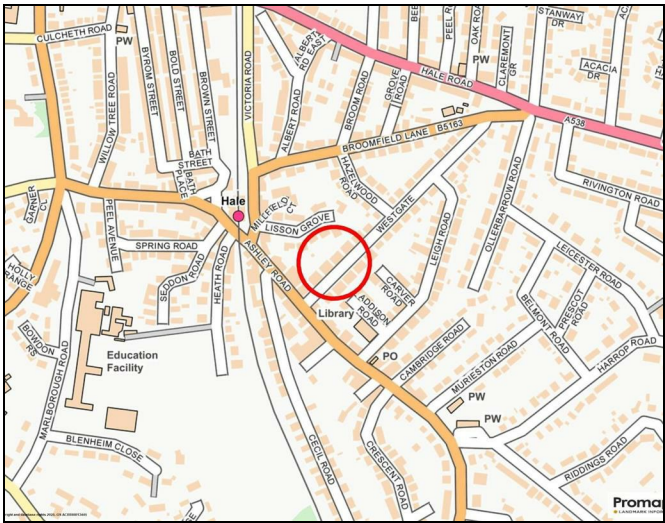
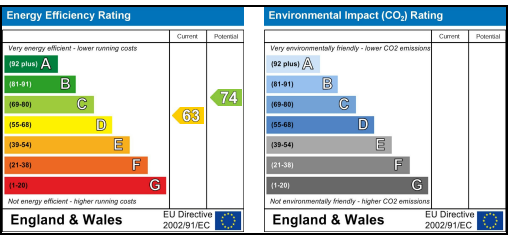


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

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!



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 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 end bath with thermostatic shower over, vanity sink unit, wash hand basin with toiletry cupboards and WC. Extensive tiling to the walls and floor. Shuttered window to the side.

Externally, the front of the property has been block-paved to provide off street parking for one vehicle. In addition, there is a shared access Driveway between 15 & 17 Westgate which returns to the brick-built Detached Single Garage.

The rear Garden has a large, paved patio area adjacent to the back of the house, accessed from the Dining Kitchen. Beyond, the Garden is laid to lawn with a further timber decked sitting area at the far end of the Garden designed to maximise the south and west facing sun. Stocked borders and timber fencing enclosure.

A superbly located property with added potential, offered for sale with no chain.

- Freehold
- Council Tax Band E

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

