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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

35 Bankhall Lane

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£750,000

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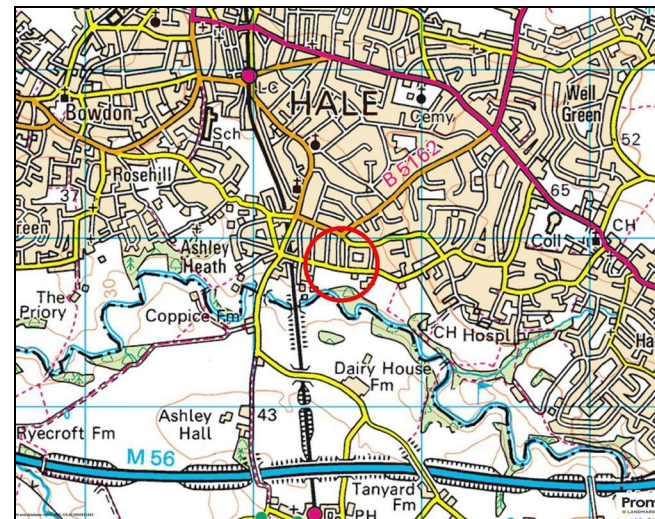
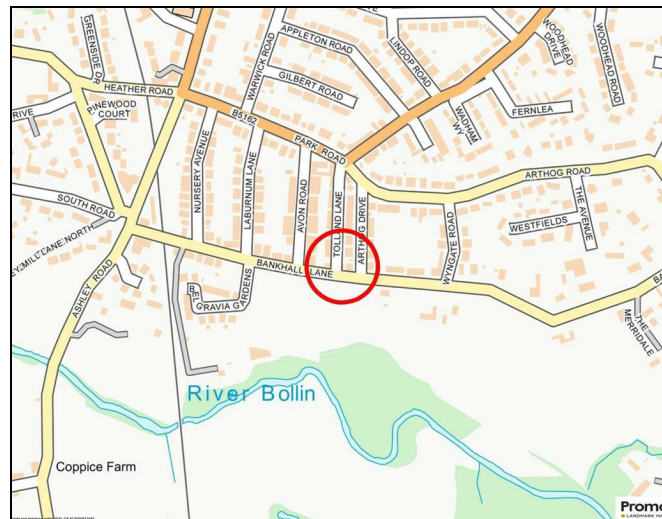
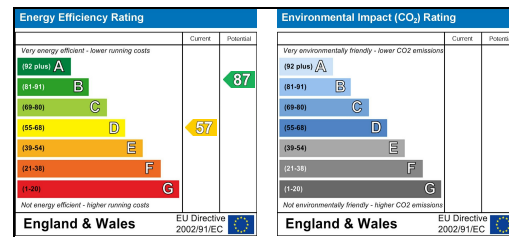


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN ATTRACTIVE, EXTENDED DETACHED FAMILY HOME FEATURING A DELIGHTFUL OPEN ASPECT ACROSS FIELDS TO THE FRONT, CLOSE TO BOLLIN VALLEY WALKS AND HALE VILLAGE. 1225SQFT

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Utility. GFWC. Four Bedrooms. Bathroom. Driveway. Garage. 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, extended Detached Family Home, superbly positioned on this desirable road and ideally located within walking distance of Hale Village with its fashionable shops, restaurants and bars and enjoying a delightful open aspect across fields to the front with Bollin Valley walks literally on the doorstep.

The property is immaculately presented throughout with traditional features retained or enhanced to include exposed floorboards, stripped internal panelled doors and some attractive fireplace features and has accommodation ideal for a young family or perhaps someone looking to downsize from a larger family home.

The accommodation provides Two Reception Rooms to the Ground Floor in addition to a Breakfast Kitchen, Utility Room and Ground Floor WC, whilst to the First Floor are Four Bedrooms, one currently utilised as a Dressing Room served by a well-appointed Bathroom.

Externally, a Driveway provides off street parking to the front, whilst to the rear the Garden has stone paved Patio and timber decked Sitting Areas enclosing a lawn with these areas designed to maximise the movement of the sun throughout the day. The Garden provides a great deal of privacy.

A lovely home in a great location.

Comprising:

Entrance Porch. Hall with staircase to the First Floor.

Lounge with window enjoying the open aspect to the front and attractive cast iron fireplace feature.

Dining Room with French door and windows giving access to and enjoying aspects of the Gardens. Period-style fireplace and attractive wood panelled original floor-to-ceiling pantry cupboards.

Breakfast Kitchen with part-wood and part-laminate flooring and with windows to the front and side elevations providing a most natural light and enjoying the open aspect to the front with door leading outside.

The Kitchen is fitted with a range of white laminate fronted units with freestanding appliances which maybe available to the incoming purchaser subject to negotiation.

A door leads through to the Utility Room with a window to the rear and space for washing machine and dryer as well as built-in cupboards.

Adjacent, well-appointed Ground Floor WC.

First Floor Landing with doors giving access to Four Bedrooms and the Family Bathroom.

Bedroom One enjoying the open aspect to the front. Cast iron fireplace.

Bedroom Two with a window overlooking the rear Garden. Cast iron fireplace.

Bedroom Three with wood flooring and windows to the front and rear overlooking the fields to the front.

Bedroom Four has wood finish flooring, a window to the rear and is currently utilised as a Dressing Room with built-in wardrobes.

The Bedrooms are served by the Family Bathroom fitted with a white suite with chrome fittings providing a shower end bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls.

A lovely home in a great location.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1225 Sq. Feet
= 113.9 Sq. Metres

