



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 35 Park Road

Hale, Altrincham, Greater Manchester, WA15 9NW



£1,525,000

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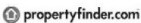


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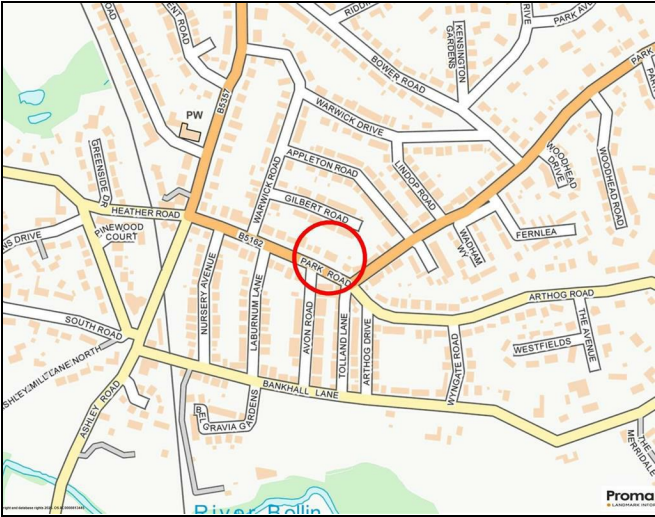
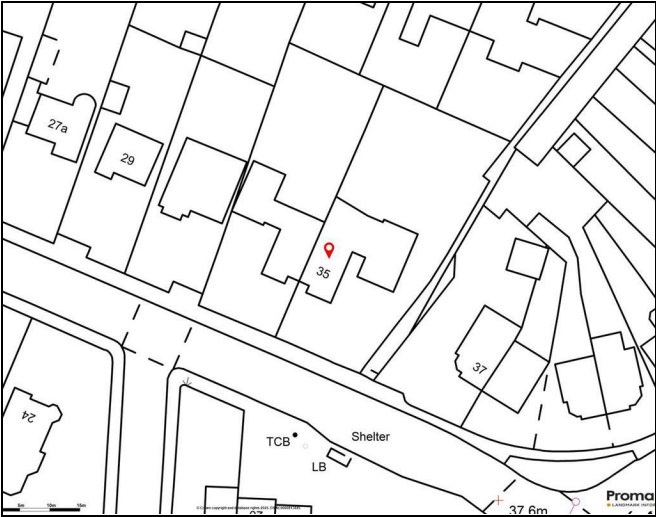
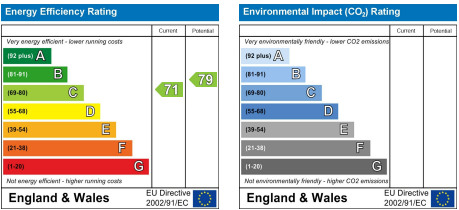


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# energy efficiency

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



# overview

A SUPERB, UPDATED, EXTENDED AND IMPROVED PERIOD SEMI DETACHED FAMILY HOME ON A LARGE MATURE GARDEN PLOT AND LOCATED ON THIS DESIRABLE ROAD CLOSE TO HALE VILLAGE. 3479sqft

Porch. Hall. GFWC. Lounge. Family Room. 600sqft Open Plan Living Room and Dining Kitchen. Utility. Games Room/Gym. Five/Six Double Bedrooms. Four Bath/Shower Rooms. Home Office. Driveway. Double Garage. Fabulous Garden.



**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 enormously attractive, comprehensively updated, extended and improved Period Semi-Detached family home with appealing black and white timbered elevations and standing on a large garden plot on this desirable road within walking distance of Hale Village with its range of fashionable shops, restaurants and bars.

The property benefits from attractive period character features which blend perfectly with bright, contemporary open spaces and the accommodation offers wonderful family living space extending to approximately 3500 square feet, including an Integral Double Garage, and provides Three Reception Rooms to the Ground Floor in addition to a fantastic 600 square foot Open Plan Living Room and Dining Kitchen with wide folding doors onto the gardens and a Utility Room off.

Over the Upper Floors are Five/Six Double Bedrooms served by Four Bath/Shower Rooms including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room. In addition, there is a fabulous Guest Double Bedroom with Shower Room which is also positioned adjacent to an appealing Home Office Space/Bedroom Six with garden view.

Externally, a Driveway provides extensive Parking for a large number of vehicles which in turn leads to the Integral Double Garage.

The Garden to the rear is really impressive, having a large stone paved patio and terrace returning across the back of the house accessed via the Living Room and Dining Kitchen and the Games Room/Gym. Beyond this, the Garden is laid to a large expansive lawn with maturely stocked borders and good screening.

An internal inspection cannot fail to impress.

Comprising:

Entrance Porch to Entrance door with leaded windows surround.

Hall with exposed floorboards and spindled balustrade staircase leading to the Upper Floors. Doors to the Ground Floor Accommodation.

Well-appointed Ground Floor WC.

Lounge with wide bay window to the front. Corniced ceiling. Attractive fireplace feature with cast iron stove fireplace.

Family Room/Play Room with wood flooring. Shuttered bay window to the side and decorative stove fireplace.

Fantastic 600 square foot Open Plan Living Room and Dining Kitchen with tiled flooring throughout and divided into distinctive Living, Working Kitchen and Dining Areas with wide folding doors and full height windows giving access to and enjoying aspects of the gardens with additional natural light via an atrium-style skylight window within the Kitchen Area.

The Living Area features a hole-in-the-wall living flame fireplace feature with original pantry cupboards. The Dining Area has ample space for a large family dining suite.

The Kitchen itself is fitted with an extensive range of shaker style units arranged around a substantial island unit incorporating breakfast bar and with integrated stainless steel double ovens, combination microwave oven, hob, drinks and wine fridge, dishwasher and fridge and freezer units.

Leading off the Dining Area there is a Reception Room currently utilised as a Games Room and Gym, but also suitable for a variety of uses with wide folding doors giving access to and enjoying aspects of the gardens. From here, a secondary staircase rises to the Upper Floor Guest Suite later described.

Fitted Utility Room with front aspect and door leading through to the Garage.

Off the First and Second Floor Landings there are Four excellent Bedrooms served by Three Bath/Shower Rooms.

The Principal Bedroom Suite has shuttered window to the front and a door leading through to the fitted Dressing Room and in turn leading to the En Suite Shower Room with shuttered window to the side and beautifully styled with a wet room-style shower.

The Second Double Bedroom Suite also has a shuttered window overlooking the rear garden and opening into a fitted Dressing Area and also featuring a stylish En Suite Shower Room with shuttered window to the rear.

Bedroom Three has a shuttered window to the rear and under eaves wardrobe and storage space.

Bedroom Four, has attractive sloping ceilings with a gable end window and skylight window.

The Family Bathroom serves these Bedrooms with a freestanding tub bath and separate shower cubicle and window to the front.

The secondary staircase from the Games Room/Gym leads to the Upper Floor Guest Suite and Home Office/Bedroom Six.

Bedroom Five with a window to the front and two Velux skylight windows inset into attractive sloping ceilings.

Adjacent Shower Room with wet room-style shower area.

Home Office/Bedroom Six. A fabulous room with picture windows following the shape of the roof line in addition to skylight windows making it an ideal place to work with a Garden view.

This completes a fantastic Family Home in a first class Location.

- Freehold
- Council Tax Band G

