



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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[www.watersons.net](http://www.watersons.net)

£1,150,000

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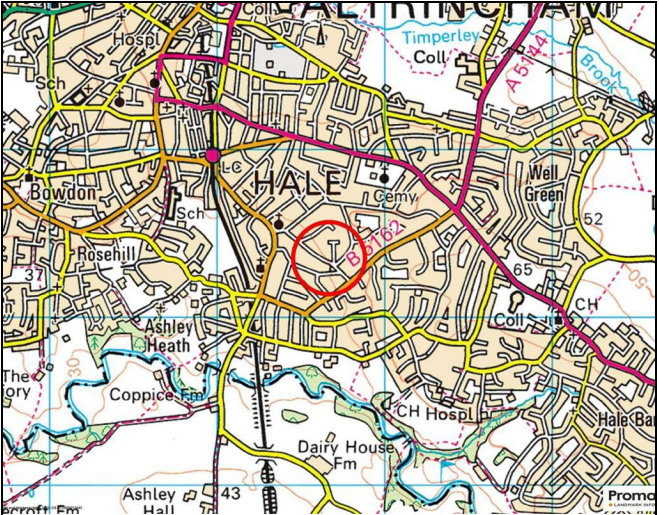
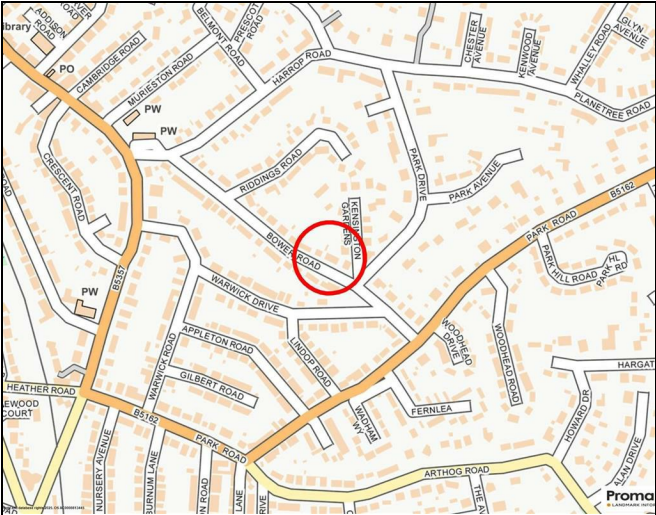
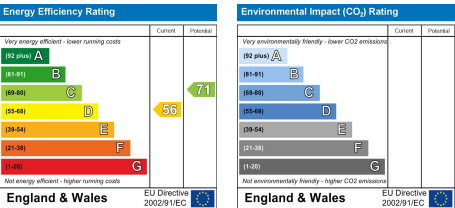


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# energy efficiency

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



# overview

AN APPEALING PERIOD DETACHED FAMILY HOME WITH GOOD GARDEN, OFFERING EXCELLENT POTENTIAL, LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 2440SQFT.

Hall. WC. Lounge. Dining Room. Conservatory. Breakfast Kitchen. Utility. Pantry. Five Bedrooms. Two Bath/Showers. Two Driveways. Double Tandem Garage. Lovely 0.20 acre Garden Plot. 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

An enormously, appealing, period Detached family home, cared for but offering wonderful potential to update, extend and improve, subject to any necessary consents, and located on this enormously desirable road and with a moments' walk of the centre of Hale Village with its range of fashionable shops, restaurants and bars.

The property stands on a lovely mature Garden plot of approximately 0.20 of an acre and offers family accommodation arranged over Two Floors, extending to approximately 2100 square feet plus a Detached Double Tandem Garage bringing the total to 2440 square feet.

There are attractive character features retained and the property provides Two well-proportioned Reception Rooms to the Ground Floor in addition to a Conservatory, a Breakfast Kitchen with Utility Room and Pantry off. To the First Floor are Five Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

A really lovely and attractive property in a great location and offered for sale with No Chain.

Comprising:

Covered Porch. Hall with window to the front. Staircase to the First Floor. Cloak Room and Ground Floor WC.

Lounge with wide bay window to the front and attractive fireplace feature.

Dining Room with inglenook housing a fireplace flanked by two windows and with further windows and French doors leading through to the:

Conservatory of double glazed, wood framed construction with windows and French doors enjoying aspects and giving access to the garden.

Breakfast Kitchen with a wide window overlooking the garden and fitted with a range of units and a further window to the side within the Breakfast Area.

A door leads through to the Utility Room with window to the side also housing the gas fire central heating boiler with further Gardeners WC and a Pantry off.

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

Principal Bedroom One with a wide window to the front. Built-in wardrobes and served by an En Suite Shower Room.

Bedroom Two with window to the rear. Built-in wardrobes.

Bedroom Three overlooking the rear. Built-in wardrobes.

Bedroom Four with a window to the front.

Bedroom Five/ Home Study with a window to the rear.

The property has Two Driveways providing off street parking, one leading to the Detached Double Tandem Garage. It is anticipated that an incoming purchaser may well remove this altogether.

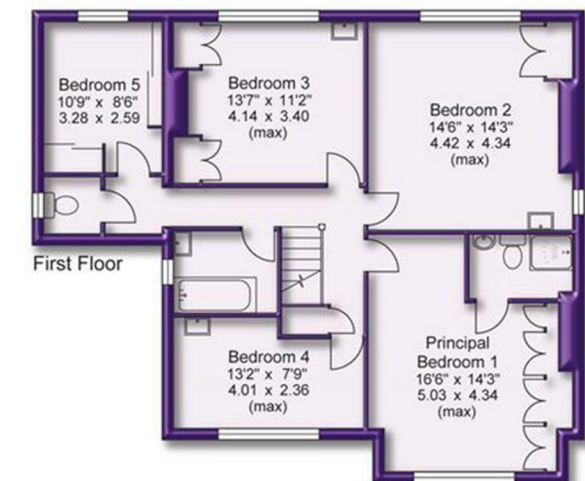
The front Garden is laid to lawn with maturely stocked borders from the road. There is access down the side of the property through a Courtyard Area to the rear Garden, this has a wide paved Patio returning across the back of the house. Beyond this, the Garden is laid to a good expansive lawn, enclosed within deep mature borders and a Summer House.

Although the Garden is North facing it is large enough to enjoy the South facing sun throughout the day when the sun is at its highest, and a small patio provides a West facing sitting area for an evening gin and tonic!

A really charming property with great potential in a superb location, offered for sale with No Chain.

- Freehold
- Council Tax Band G

= 00000 Sq. Metres



Approx Gross Floor Area = 2440 Sq. Feet  
(Including Garage & Workshop) = 226.7 Sq. Metres  
Approx Gross Floor Area = 2100 Sq. Feet  
(Excluding Garage & Workshop) = 195.2 Sq. Metres

