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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£700,000

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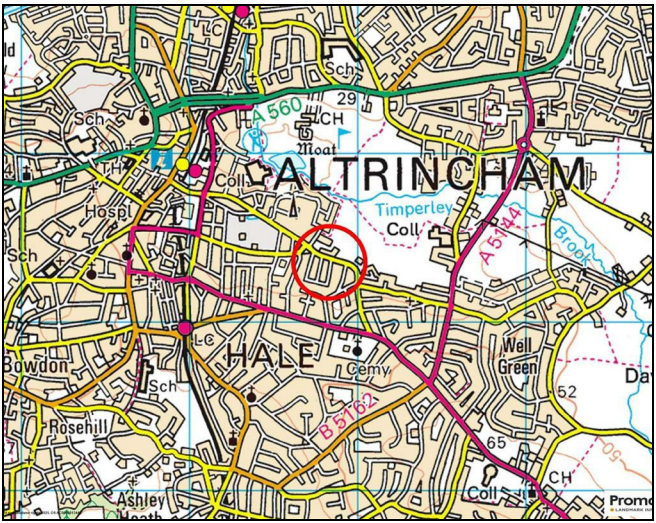
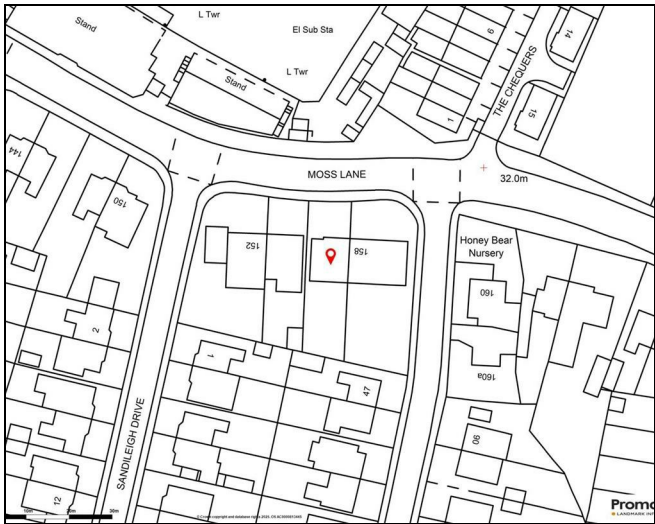
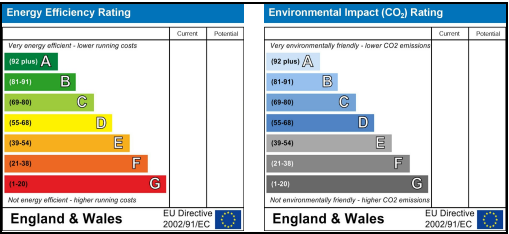
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energy efficiency

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



overview

A SUPERBLY PRESENTED, EXTENDED AND IMPROVED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO STAMFORD PARK, SCHOOL AND ALTRINCHAM TOWN CENTRE.1481 Sqft

Hall. Cloaks/WC. Lounge. 450sqft Live In Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. South facing 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

A superbly appointed, extended and improved, bay fronted Semi-Detached Family Home in this most popular location, within walking distance of Stamford Park and School and with local convenient shops on the doorstep.

The property offers fantastic family living space extending to approximately 1500 square feet designed to meet the needs of the modern-day family and with a spacious Lounge in addition to a stunning 450 square foot Live In Dining Kitchen with wide folding doors into the Gardens. In addition, there is a Utility Room and Ground Floor WC.

To the First Floor are Four good Bedrooms, Three Doubles and One Single served by Two well-appointed Bath/Shower Rooms with a particularly appealing Principal Bedroom with En Suite.

There is good off street parking to the front and a particularly well sized south facing Garden to the rear.

Comprising:

Panelled entrance door with inset, leaded window and glazed surround. Hall with wood finish flooring which continues throughout the majority of the Ground Floor and a staircase to the First Floor with storage cupboards beneath. Panelled doors to the Ground Floor Accommodation.

Cloak Room/Ground Floor WC with a white suite of wash hand basin on a toiletry cupboard and WC. Window to the front.

Lounge. A good sized room with a wide shuttered bay window to the front.

450 square foot Live In Dining Kitchen. A fabulous, day-to-day informal Family Living, Dining and Kitchen space with wide folding doors and French door giving access to and enjoying aspects of the Garden and dividing into natural Living, Dining and working Kitchen Areas.

The Kitchen Area is fitted with a range of laminate fronted units with Silestone worktops over arranged around a central island unit incorporating Breakfast Bar and food preparation sink. Integrated, stainless steel 'Bosch' double oven, combination microwave oven, hob, and extractor fan. Built in dishwasher, fridge and freezer unit. Three double glazed Velux skylight windows inset into the part-vaulted ceiling.

Utility Room with a window to the side and fitted with a range of high gloss laminate fronted units with sink and worktop over. Space for a washing machine and dryer. Wall-mounted, combination, gas fire central heating boiler.

First Floor Landing with doors to the Bedroom Accommodation.

Principal Bedroom One. A superbly sized room with a window overlooking the Garden.

Stylishly appointed En Suite Bathroom, with a white suite with chrome fittings providing a double-ended bath with thermostatic shower over, wash hand basin on toiletry cupboards and WC. Extensive tiling to the walls and floor. Chrome ladder radiator. Window to the rear.

Bedroom Two with a window overlooking the rear Garden.

Bedroom Three with a bay window to the front.

Bedroom Four with a window to the front.

The Bedrooms are further served by a Shower Room with a white suite with chrome fittings with corner shower cubicle with thermostatic shower, wash hand basin and toiletry cupboard and WC. Tiling to the walls and floor. Window to the rear. Chrome ladder radiator.

The Driveway provides good off street parking enclosed with stocked borders, fencing and privet hedging.

The rear Garden is fabulous and South facing with a wide, stone paved patio area returning across the whole of the back of the house and beyond this the Garden is laid to lawn with timber sheds and storage to the far end of the Garden. There are maturely stocked borders and screening with tall privet hedging creating excellent privacy. There is access down the side of the property to the front of the house.

A first class Family Home in a great location.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - D

Approx Gross Floor Area = 1481 Sq. Feet
= 137.7 Sq. Metres

