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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£825,000

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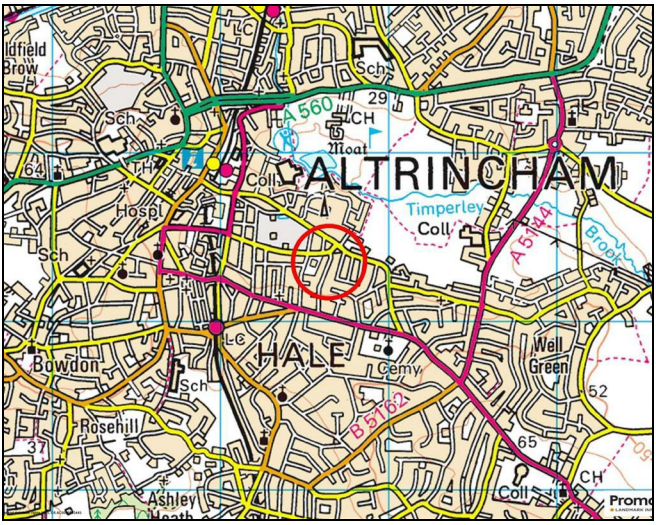
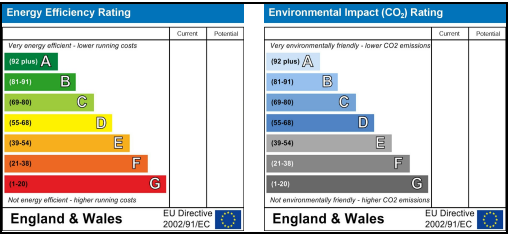
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energy efficiency

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



overview

A SUPERBLY PROPORTIONED, UPDATED AND EXTENDED SEMI-DETACHED FAMILY HOME, IDEALLY LOCATED FOR HALE VILLAGE, ALTRINCHAM TOWN CENTRE, STAMFORD PARK AND SCHOOL. 1830SQFT.

Porch. Hall. WC. 270sqft Lounge. 450sqft Family Living and Dining Room and Breakfast Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Sunny aspect 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

A superb Semi-Detached family home, extended and improved to provide accommodation of approximately 1830 square feet and located in this popular area within walking distance of both Hale Village with its range of fashionable, shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink and with Stamford Park and School on the doorstep.

The property enjoys a fantastic 270 square foot Lounge in addition to an impressive 450 square foot Open Plan Family Living and Dining Room and Breakfast Kitchen with wide folding doors onto the Garden, in addition to a fitted Utility Room.

To the First Floor are Four fantastic Double Bedrooms, Two with built-in wardrobes and served by Two Bath/Shower Rooms, One being En Suite to the Principal Bedroom.

Externally, a Driveway provides off street parking, whilst the Garden to the rear is of a good size with mature screening, tall hedge enclosure and enjoys a side South and rear West facing aspect.

A great family home in an excellent location.

Entrance door with side windows to the Entrance Porch and Hall. Tiled flooring with underfloor heating. Doors to the Ground Floor Accommodation and staircase to the First Floor.

Ground Floor WC with a white suite and chrome fittings.

270 square foot Lounge. A superb double Reception Room with deep ledge bay window to the front. Cast iron, solid fuel burning stove fireplace. Glazed sliding doors lead to the:

Open Plan Family Living and Dining Room and Breakfast Kitchen.

This fabulous Open Plan space extends to some 450 square feet with wood flooring throughout. There are wide folding doors giving access and enjoying aspects of the Gardens and a further window to the rear with a large, atrium skylight window above. Raised glass window feature.

The Kitchen Area has a window to the side and is fitted with an extensive range of painted-finish, wood fronted shakers-style units with Silestone worktops over returning to a peninsular unit Breakfast Bar. Integrated, stainless steel 'Neff' appliances include an oven, five ring gas hob, extractor fan, microwave oven and warming drawer. Wine cooler. Built-in dishwasher, fridge and freezer units. Door to the:

Utility Room with a matching range of units to that of the Kitchen. Continuation of the wood flooring. Windows to the front and side and a door leading outside. Extensive, built-in cupboards. Integrated washing machine and dryer. Integrated, wall mounted combination gas fired central heating boiler.

First Floor Landing with doors to the Bedroom accommodation and a pull-down ladder to the boarded Loft.

Principal Bedroom One. A fantastic sized room with extensive built-in wardrobes and furniture, and a window overlooking the rear Garden.

Served by the well-appointed En Suite Shower Room with a white suite with chrome fittings with a wide shower area, wash hand basin and WC.

Bedroom Two. Another excellent room with a high-vaulted ceiling with two, double glazed Velux skylight windows in addition to a wide window overlooking the Garden.

Bedroom Three with a window to the front.

Bedroom Four with built-in wardrobes and a window to the side.

The Bedrooms are further served by the Family Bathroom fitted with a modern white suite with chrome fittings, providing a bath with thermostatic shower over, wash hand basin on toiletry cupboard stand and WC. Window to the front.

Outside, to the front of the property is a stone paved Driveway providing off street Parking and enclosed within mature borders and privet hedging. Electric vehicle charging point.

The Garden to the rear is of a good size with a large patio area returning across the whole of the back of the house, accessed via the folding doors from the Family Living and Dining Room. Beyond this, the Garden is laid to lawn enclosed within tall privet hedging with a backdrop of mature trees within the boundaries of this and neighbouring properties providing an attractive outlook and excellent screening. A Stone paved pathway down the side of the house to the front.

This completes a fabulous Family Home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1830 Sq. Feet
= 170.1 Sq. Metres

