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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£715,000

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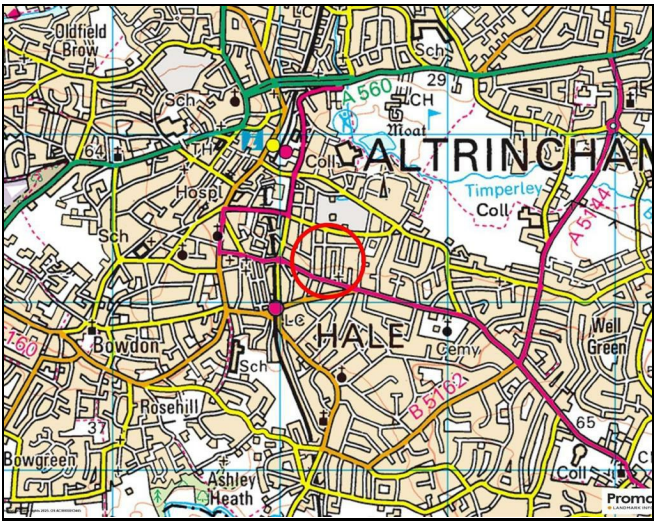
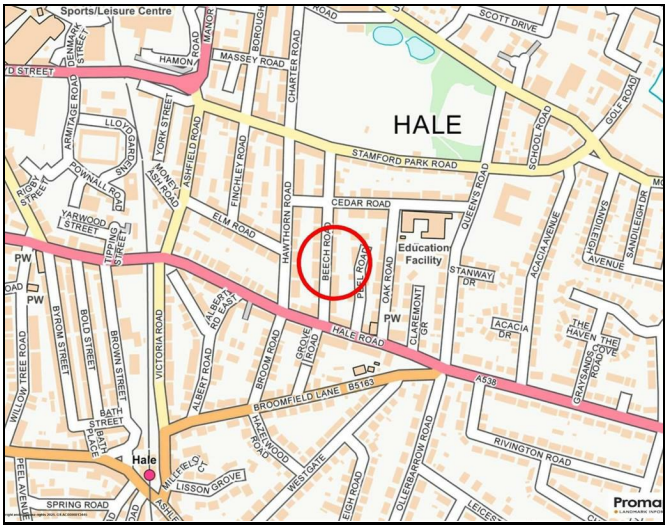
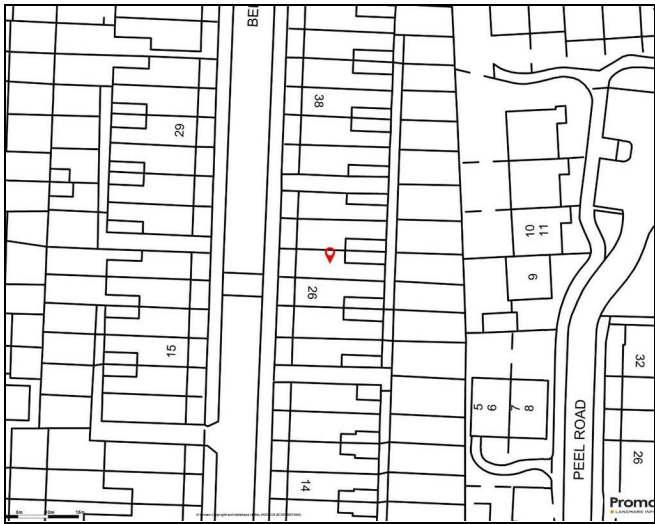
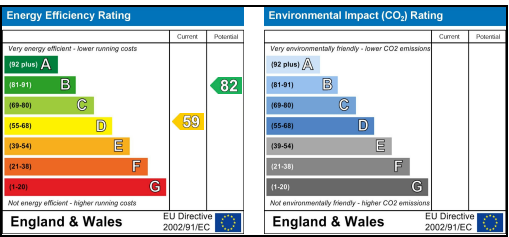


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PRESENTED, EXTENDED AND IMPROVED TERRACED PROPERTY LOCATED ON THE DESIRABLE 'TREE ROADS' WITHIN WALKING DISTANCE OF STAMFORD PARK, METRO AND HALE AND ALTRINCHAM CENTRES. 1313sqft.

Hall. Living and Dining Room. Stylish Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Garden. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 updated, extended and improved, bay fronted Victorian Terraced property located among the ever popular 'Tree Roads' within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, Altrincham Town Centre, with the popular Market Quarter, the Metrolink and with Stamford Park and School literally on the doorstep.

The property enjoys an extended Kitchen and Loft Conversion and benefits from a comprehensive modernisation plan to include replacement sash design double glazed windows, gas central heating with contemporary radiators, oak finish internal panelled doors, modern electrical fittings with USB points, wood finish flooring to the ground floor and high specification kitchen and bathroom fittings.

In addition, the rear Garden has been entirely paved for ease of maintenance providing patio areas designed to maximise the movement of the sun throughout the day.

The accommodation provides a spacious Living and Dining Room with bay window to the front and is open plan into the L shaped Breakfast Kitchen with windows and folding doors giving access to and enjoying aspect over the garden, in addition to two double glazed Velux skylight windows inset into the part vaulted ceiling.

The Kitchen is fitted with an extensive range of laminate fronted shaker style units with Silestone worktops over, with integrated stainless steel double oven, microwave, hob, extractor fan, fridge, freezer and dishwasher. There is also a useful Utility cupboard housing plumbing for a washing machine.

Over the Two Upper Floor are Three excellent Double Bedrooms served by Two stylishly appointed Bath/Shower Rooms.

Bedroom One with two windows to the front.

Bedroom Two with a window overlooking the rear.

These Bedrooms are served by the Family Bathroom fitted with a white suite with black and chrome fittings, providing a freestanding tub bath with pillar taps, wash hand basin on a toiletry cupboard, WC and corner shower cubicle with thermostatic shower. Extensive tiling to the walls and floor. Window to the rear elevation.

The Second Floor Loft Conversion provides access to:

Principal Bedroom Three. An excellent sized room with a window enjoying far reaching views to the rear and two double glazed Velux skylight windows inset into the ceiling. Access to roof void storage.

This Bedroom is served by the well sized En Suite Shower Room with an enclosed shower cubicle with thermostatic shower, wash hand basin on a toiletry cupboard and WC. Extensive tiling to the walls and floor. Window to the rear.

This completes a superbly styled property in a great location, offered for sale with No Chain.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1313 Sq. Feet
(inc. Store) = 122.0 Sq. Metres

