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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

## 3 Acacia Avenue

Hale, Altrincham, WA15 8QX



£635,000

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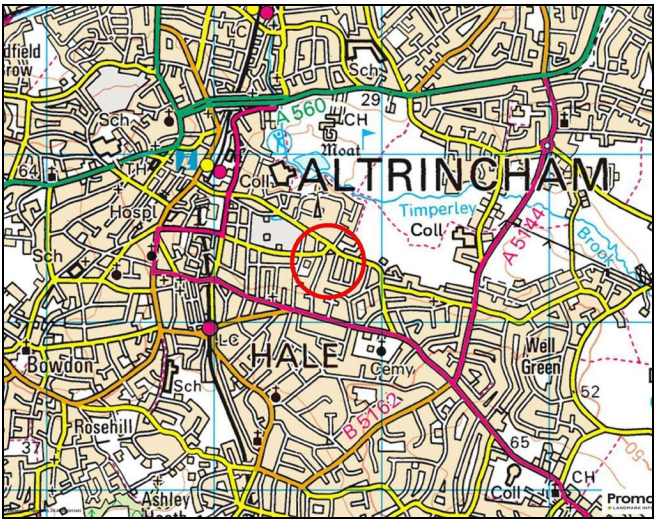
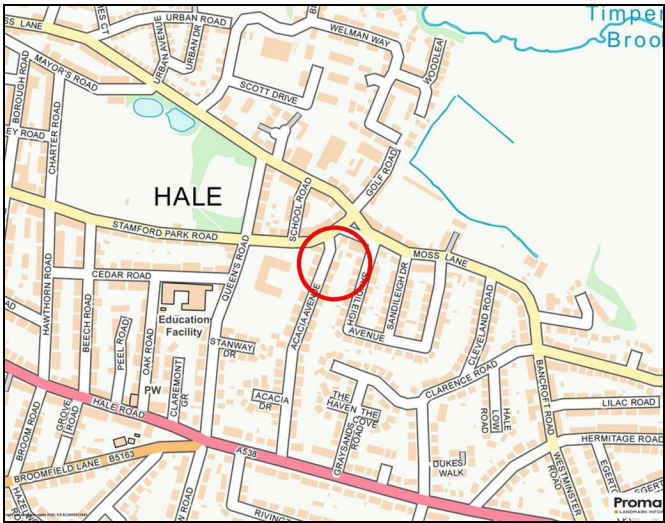
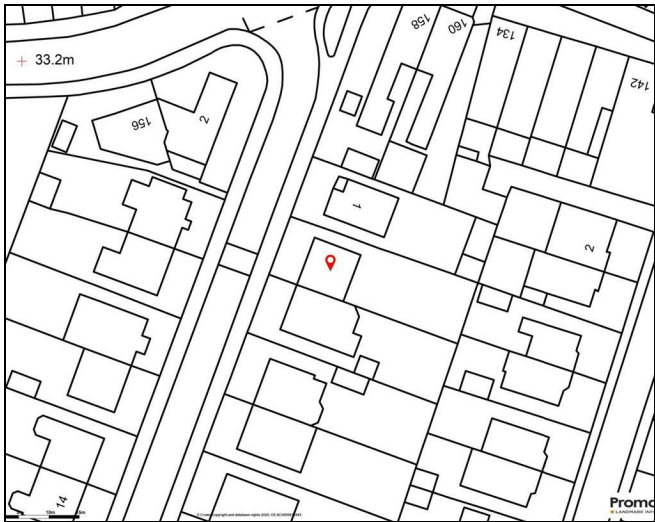
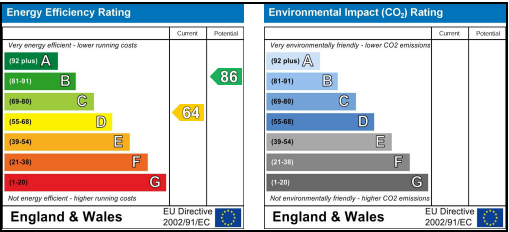


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED AND IMPROVED SEMI DETACHED FAMILY HOME STANDING ON A GOOD SIZED GARDEN PLOT, IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL, MID WAY BETWEEN HALE AND ALTRINCHAM CENTRES. 1139SQFT.

Hall. Lounge. 290sqft Dining Kitchen. Utility. GF Shower Room and WC. Three Double Bedrooms. Family Bathroom. Driveway. Sunny Aspect Garden. Garden Room and Store. No Chain!



**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 well presented and improved Semi Detached family home offering excellent family sized accommodation arranged over Two Floors, extending to 1139 square feet and standing on a particularly good sized garden plot, with a large rear Garden with a South East facing aspect enjoying the sun throughout the day, and having a useful garden Room and large Garden Store.

The property is positioned in this highly popular location within walking distance of Hale Village with its fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink and with the open space of Stamford Park and School itself literally on the doorstep.

The property has been updated and improved and is ready to move into with the minimum of fuss, ideal for a young family or potentially someone looking to downsize from a larger family home. At the same time, it is not uncommon for properties of the type to be extended into a four-bedroom family houses.

As it stands the property provides a Lounge to the Ground Floor, in addition to a 290 square foot Dining Kitchen with patio doors onto the garden, with Utility Room and Shower Room off.

To the First Floor are Three Double Bedrooms, two with built in wardrobes, served by the well appointed Family Bathroom.

Externally, the Driveway provides good off street Parking and as previously described, the Garden to the rear is superbly sized.

Comprising:

Entrance door to the Hall with staircase to the First Floor, wood finish flooring and Cloaks cupboard beneath.

Lounge with window to the front.

290 square foot Dining Kitchen with patio doors giving access to and providing access to the garden and with wood finish flooring throughout. The Dining Area has custom built cabinets and the Kitchen Area is fitted with a range of modern laminate fronted units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher. The units are arranged around a central island unit incorporating a breakfast bar.

A door leads through to the Utility Room with a door leading outside and with further access to the well appointed Ground Floor Shower Room.

First Floor Landing to Three excellent Bedrooms and the Family Bathroom.

Bedroom One with a gable end window in addition to a skylight window and built in wardrobes.

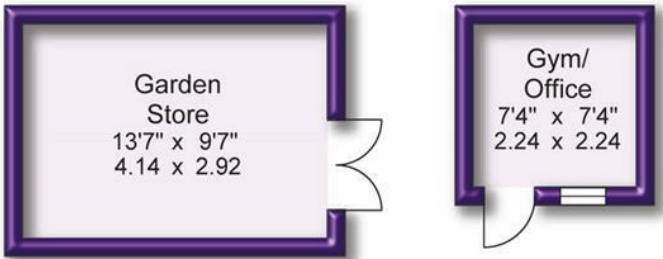
Bedroom Two with a window to the front.

Bedroom Three with a skylight window and built in wardrobes.

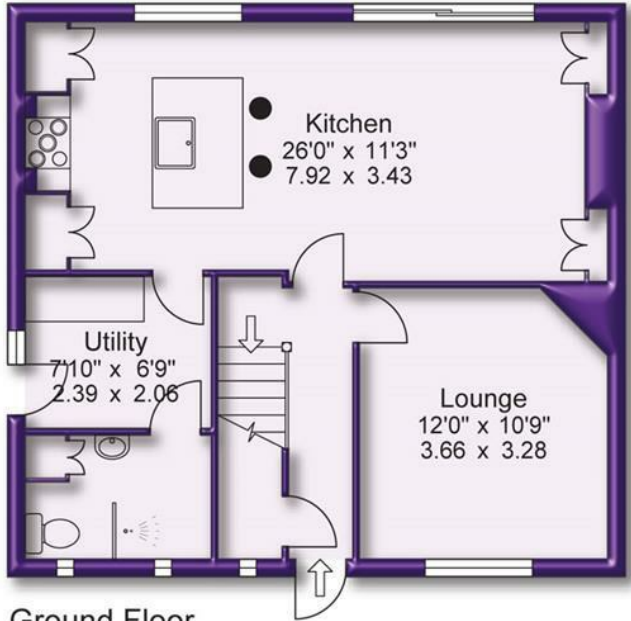
The Bedrooms are served by the Family Bathroom fitted with a white suite and chrome fittings, providing a double ended bath with shower over, wash hand basin and WC.

An excellent family sized home, ready to move into and offered for sale with No Chain!

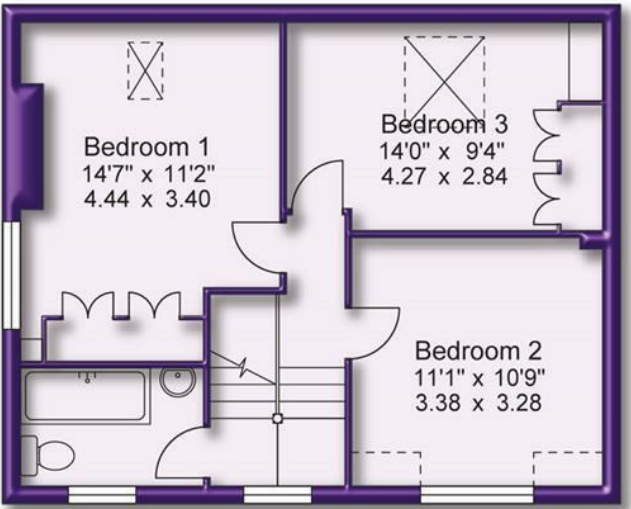
- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1139 Sq. Feet  
(Excluding Outbuildings) = 105.9 Sq. Metres



Ground Floor



First Floor