



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



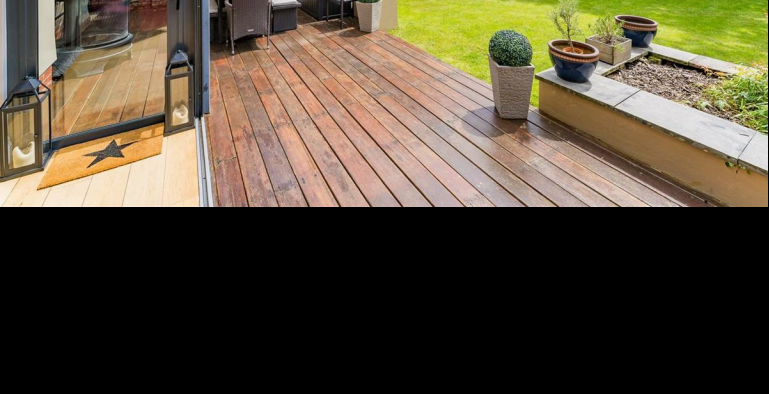
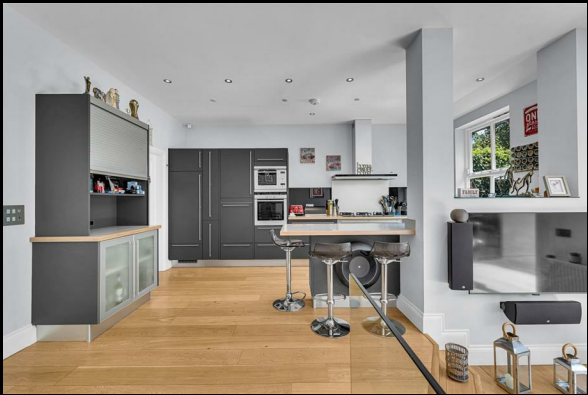
INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

12A Broomfield Lane
Hale, Altrincham, WA15 9AQ



www.watersons.net

£1,350,000
www.watersons.net





HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

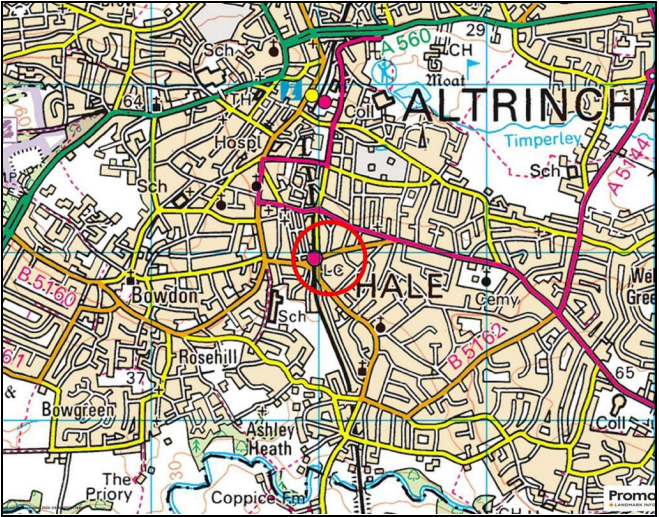
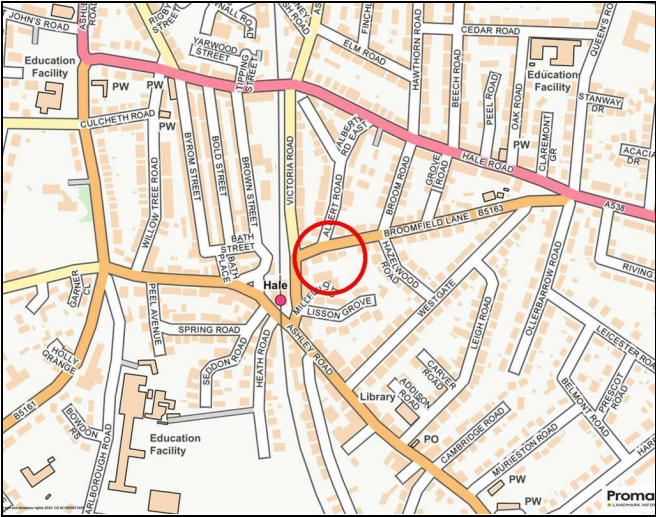
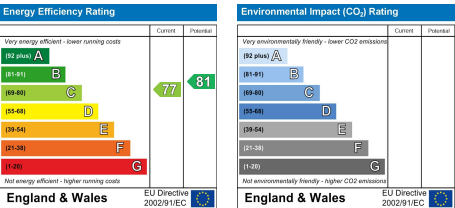


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PROPORTIONED, MODERN, VICTORIAN STYLE SEMI DETACHED FAMILY HOME, SUPERBLY LOCATED RIGHT IN THE HEART OF HALE VILLAGE. 3285 SQFT

Porch. Hall. WC. Lounge. Fitted Home Study, 500 sqft Open Plan Live In Dining Kitchen. Kitchen. Utility. Five Double Bedrooms. Four Bath/Shower Rooms. Electronic Gated Driveway. Secluded Garden.

OFFERED FOR SALE WITH NO CHAIN



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 designed, reproduction Victorian style, modern Semi Detached family home positioned on this desirable road right in the heart of Hale Village with its range of fashionable shops, restaurants and bars and offering fantastic accommodation arranged over Three Floors, extending to over 3000 square feet.

The property provides a Lounge and Study to the Ground Floor, in addition to a fantastic 500 square foot Open Plan Live In Dining Kitchen with high ceilings and full height windows and bi-fold doors giving access to a large decking area creating an integrated entertainment space for the summer months.

Over the Two Upper Floors are Five Double Bedrooms served by Four stylishly appointed Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Walk in Wardrobe, En Suite and Balcony overlooking the mature, screened garden providing a delightful outlook and excellent privacy.

The property benefits from a comprehensive Linn, media and sound system with internal and external integrated speakers which is available to purchase by separate negotiation.

Externally, an electrically operated Gated Driveway provides off street Parking, whilst the Garden to the rear is surprisingly secluded and peaceful, particularly since we are right in the heart of the village, offering excellent screening and tall brick walling.

A superbly positioned property which will not fail to impress!

Comprising:

Porch. Spacious Hall with staircase to the First Floor. Cloaks and storage cupboards and Ground Floor WC off.

Lounge with bay window to the front.

Fitted Home Office and Study with window to the front.

500 square foot Open Plan Live In Dining Kitchen with natural Living, Dining and working Kitchen areas. Windows and bi-fold doors enjoy an aspect of and give access to the gardens. High vaulted ceiling. Hard wood flooring throughout.

The Kitchen is fitted with an extensive range of units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher. Built in breakfast bar.

A door leads through to a fitted Utility Room with second fridge, separate freezer and space for a washing machine and dryer.

First Floor Landing with a further staircase to the Second Floor.

Principal Bedroom One extending to 300 square feet with a large Bedroom Area which features French doors and windows onto a delightful Balcony overlooking the garden and mature tree skyline. Opening to extensive Walk In Wardrobe.

This Bedroom is served by a stylish En Suite Bathroom with full suite of double ended bath, shower, two wash hand basins, WC and bidet.

Double Bedroom Two with a bay window to the front. Built in wardrobes and served by an En Suite Shower Room.

Bedroom Three with two windows to the front and served by the large Family Bathroom.

Second Floor Landing leading to Two further Double Bedrooms located under the eaves of the property with attractive sloping but not restricted ceiling heights. Extensive under eaves storage space.

These Bedrooms are served by an additional Family Bathroom to the Top Floor with bath and shower.

This completes the accommodation of this wonderful family home in a truly first class location.

- Freehold
- Council Tax Band G

