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PROPERTY SALES AND RENTALS



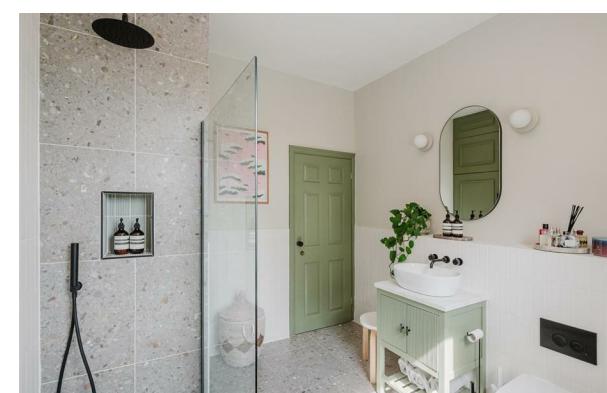
INDEPENDENT ESTATE AGENTS

# 40 Oak Road

Hale, Altrincham, WA15 9JA



£575,000





National Association of Estate Agents

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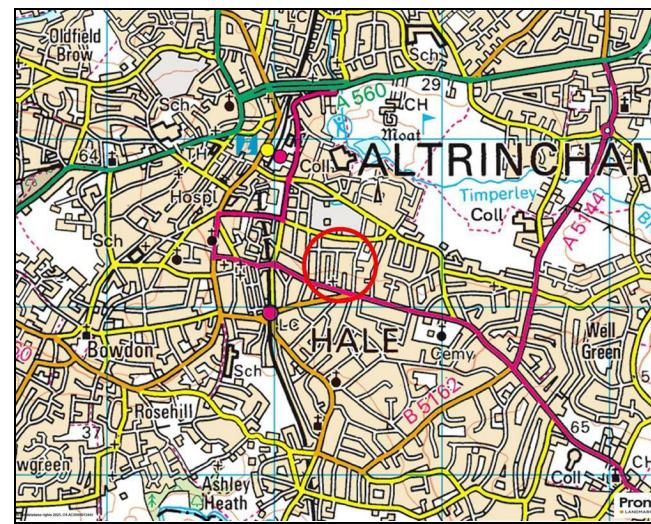
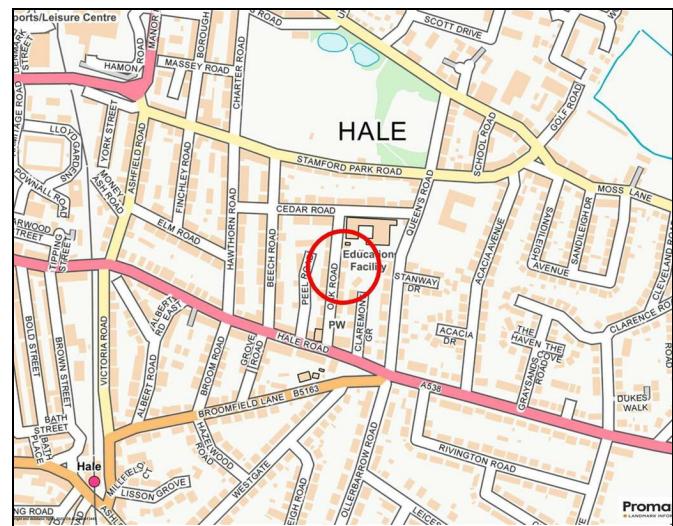
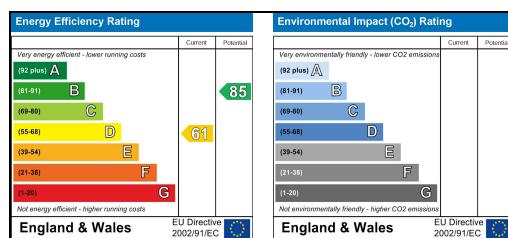
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## energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED VICTORIAN 'TREE ROAD' END TERRACED PROPERTY WITH OFF STREET PARKING AND A PARTICULARLY GOOD SIZED GARDEN TO THE REAR AND IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL. 1178SQFT.

Porch. Hall. Lounge. Dining Room. 200sqft Breakfast Kitchen. Two Double Bedrooms. Bathroom. Cellar. Driveway. Courtyard and Lovely Garden.



# in detail

A wonderful opportunity to acquire this beautifully presented, updated and improved, Victorian End Terraced Property located among the ever-popular Tree Roads, and having the exceptionally rare and valuable feature of a Driveway providing off street Parking and in turn, leading to a particularly good-sized Garden area to the rear.

The Tree Roads are an exceptionally popular location, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, Stamford Park and school which are literally on the doorstep.

The property offers enormous potential not only to extend to the Ground Floor, but also to potentially convert the Loft, subject to any necessary consents, with the off street parking and garden size giving the opportunity to create a really lovely family sized home.

As it stands, the property has accommodation arranged over Two Floors, plus a small Cellar extending to approximately 1178 square feet providing a spacious Lounge to the Ground Floor, in addition to a good-sized Dining Room which is open plan to the 200 square foot, well-appointed Breakfast Kitchen.

To the First Floor are Two excellent sized Double Bedrooms served by a stylish, recently refitted Bathroom with freestanding bath and separate shower cubicle.

Externally, the off street Parking returns through double gates to a long Driveway which also reserves a right of way access for neighbouring properties and is currently grassed and returns round the back of the house and past a good-sized enclosed Courtyard which is the area within which the Kitchen could be extended on the side return.

The lawned area returns across the whole of the back of the house and within this area, there is a large timber pergola sitting area with bin and solid fuel stores and Garden Shed, with timber decking leading down onto a further lawned area.

There is an attractive, green mature backdrop of mature trees and bushes within the boundaries of this and neighbouring properties providing an appealing outlook and excellent privacy.

Comprising:

Porch to panelled and glazed Entrance door to Hall.

Hall with part-tiled and wood finish flooring and wood panelled doors to the Ground Floor accommodation. Staircase to the First Floor.

Lounge. A spacious Living Room with shuttered bay window to the front. Attractive marble fireplace surround with inset, solid fuel burning cast iron stove fireplace and with custom-built cabinets and shelving to the chimney breast recesses. Corniced ceiling. Exposed floorboards.

Dining Room with a continuation of the flooring from the Hall which returns further into the Kitchen creating a fantastic open plan Kitchen and Dining Space with a window overlooking the Courtyard and custom-built cabinets. A further door leads to the Cellars.

Open plan 200 square foot Breakfast Kitchen with window to the side and a large skylight window inset into the part-vaulted ceiling and fitted with a range of painted-finish shaker-style units with worktops over and integrated oven, hob, extractor fan and fridge freezer. Space and plumbing for freestanding washing machine and dishwasher. Built-in bench seating for a breakfast table.

First Floor Landing with doors to the Bedroom Accommodation and a skylight window.

Bedroom One with two, reproduction sash windows to the front. Built-in wardrobes.

Bedroom Two with a shuttered window to the rear. Cast iron fireplace. Built-in wardrobes and storage.

The Bathroom is stylishly appointed with a white suite with black fittings, providing freestanding tub bath with pillar taps, open shower area with 'drench' showerhead, wash hand basin on stand with toiletry cupboard and WC. Reproduction, double glazed, sash window to the rear. Airing cupboard housing the combination, gas fire, central heating boiler.

An excellent example of a most popular style of property, ready to move into, but at the same time, offering additional potential.

- Freehold
- Council Tax Band D

