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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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## 3 Spring Road

Hale, Altrincham, WA14 2UQ



£765,000

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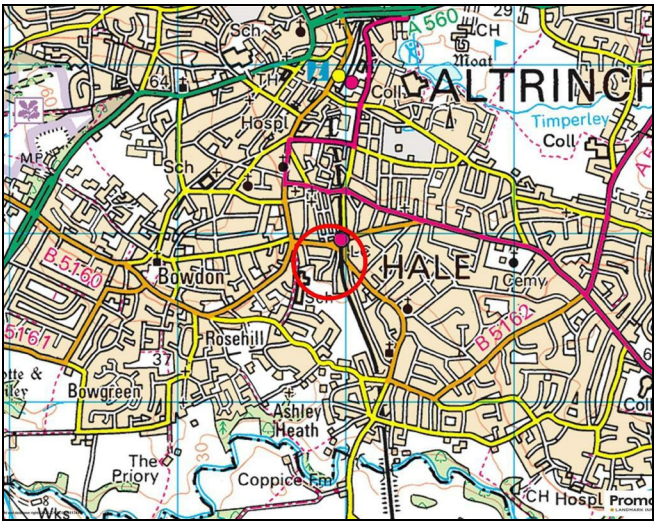
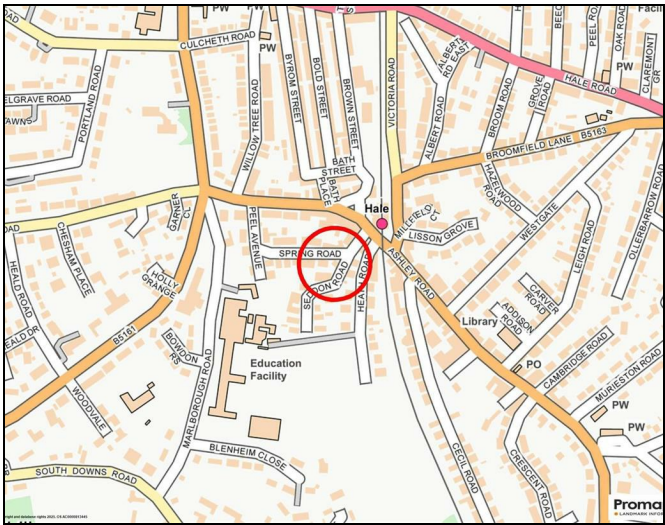
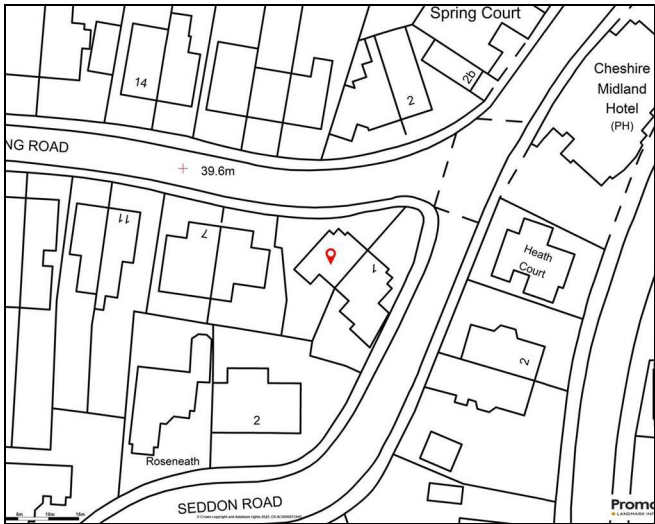
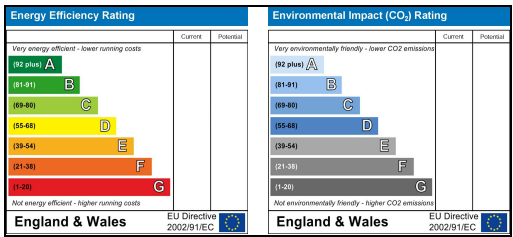
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# energy efficiency

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



# overview

A SUPERBLY LOCATED AND ENORMOUSLY ATTRACTIVE VICTORIAN SEMI DETACHED PROPERTY, DESIRABLY LOCATED IN THE HEART OF THE VILLAGE AND STANDING ON A GOOD SIZED PLOT WITH GARDEN AREAS TO THE SIDE AND REAR. 1611sqft.

Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Two Baths/Shower Rooms. Two Chamber Cellars. Parking. South facing Garden.



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

An enormously attractive, double height Victorian Semi Detached with accommodation arranged over Three Floors, including Cellars, extending to approximately 1600 square feet and standing on a good sized plot with Garden areas to the side and rear, the rear being South facing.

Ideally positioned on this enormously desirable road right in the heart of Hale Village with its range of fashionable shops, restaurants and bars, and also within reasonable walking distance to Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The property is well presented and ready to move into yet at the same time offers the opportunity for the incoming purchaser to make their own improvements and potentially extend the property subject to any necessary consents.

The property has attractive character features retained to include high corniced ceilings, sash windows and a spindle balustrade staircase from the Hall and provides accommodation as follows:

Entrance Vestibule and Entrance Hall with staircase to the First Floor.

Dining Room with wide bay window to the front and wood finish flooring.

Lounge with French doors and windows giving access to and enjoying aspects over the gardens. Hole in the wall fireplace feature.

Breakfast Kitchen with side and rear Garden aspect and access and fitted with a range of hand painted finish, wood fronted units with wood worktops over and slate flooring. Integrated oven, hob and extractor fan.

A door gives access to the Lower Ground Floor Cellars.

To the First Floor Landing are Three Bedrooms served by Two Bath/Shower Rooms, one being En Suite.

The Principal Bedroom has extensive built in wardrobes and a bay window to the front.

The Second Bedroom has French doors opening onto a small South facing Balcony and the Third Bedroom also overlooks the rear.

Externally, the property has off street Parking and a paved path leads to the side Garden Area which has a large, enclosed paved patio area retained within timber fencing and privet hedging. Within this area this is also a shed.

A pathway returns to the rear of the house to a particularly attractive, enclosed and secluded part walled Garden with brick block paved and gravelled sitting and patio areas with lawned Garden beyond, enclosed with mature borders and affording a good degree of privacy.

A really lovely South facing Garden setting, completing this delightful home that is just as suitable for a downsizer as a young family.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1611 Sq. Feet  
= 149.7 Sq. Metres

