



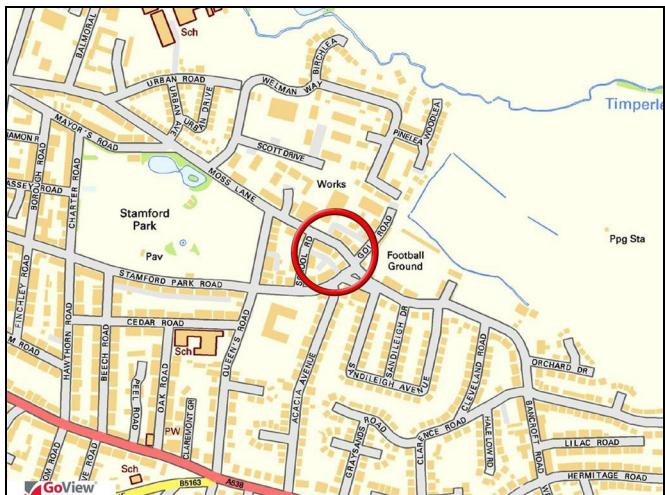
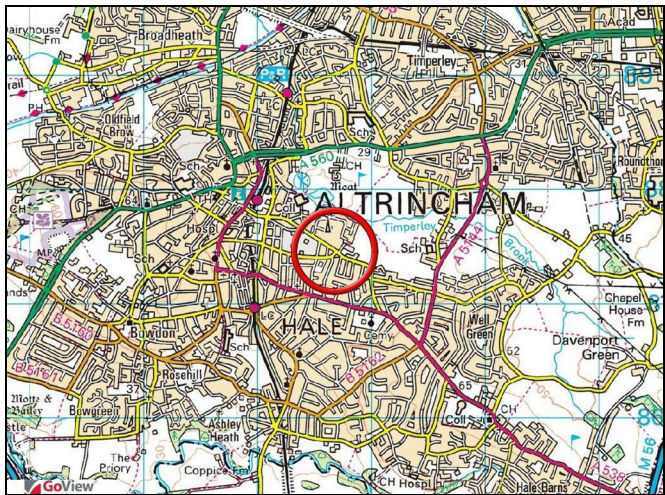
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.



INDEPENDENT ESTATE AGENTS

114 Moss Lane Hale, Altrincham, WA15 8AF



A DECEPTIVE AND BEAUTIFULLY PRESENTED, END TERRACED PROPERTY WITH SOUTH FACING GARDEN AND OFF STREET PARKING, LOCATED CLOSE TO STAMFORD PARK AND SCHOOL. 1181 sqft.

Porch. Hall. Lounge. 350sqft Live In Dining Kitchen. W.C. Three Bedrooms. Study. Bathroom. Driveway. Garden

£525,000

in detail



An updated, improved and extended Victorian End Terraced property located in a popular location with local shops and Stamford Park and School on its doorstep and within walking distance of Hale Village, Altrincham Town Centre and the Metrolink.

The property is superbly sized, arranged over Three floors extending to some 1181 square feet, comprising of an Open Plan Ground Floor with clearly defined Living, Dining and Kitchen Areas in addition to a WC and Three Bedrooms, a Study and a Family Bathroom to the Two Upper Floors.



Externally, there is a Driveway providing off road parking and there is a good size south facing Garden to the rear.

Comprising:

Canopy Porch leading to a glazed and panelled entrance door. Hall with a staircase rising to the First Floor and doors leading to the Ground Floor living accommodation.

The Ground Floor is a superb Open Plan space with clearly defined Living, Dining and Kitchen Areas.

Lounge with uPVC frame bay window. To the chimney breast there is a cast iron fireplace with gas, living flame, coal effect fire.



Impressive 350 square feet Live In Dining Kitchen with part vaulted ceiling and inset Velux windows in addition to French doors which overlook and provide access to the Gardens making this a naturally light and bright space.

The Kitchen Area is fitted with a range of high gloss base and eye level units with worktops over, inset into which is a one and half bowl sink and drainer unit with mixer tap over. Integrated appliances include: a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. LED lighting. A window overlooks the Garden.

Ground Floor WC fitted with a modern white suite with chrome fittings, having a part vaulted ceiling with inset Velux skylight window.

A door provides access to a Utility Area, with space and plumbing for a washing machine and dryer. A further door provides access to useful under stairs storage.

To the First Floor Landing there is access to Two Bedrooms, a Study and Family Bathroom.

Bedroom One with a uPVC frame window to the rear elevation.

Bedroom Two with a uPVC frame window to the front elevation. Coved ceiling. Decorative radiator cover.

The Study is a useful additional space with uPVC frame window to the side elevation.



The Bedrooms are served by a Bathroom fitted with a white suite with chrome fittings, providing: a double ended bath with thermostatic shower over, dual shower attachments and glazed screen, wash hand basin with built in storage and WC. Extensive tiling to the walls. UPVC frame window to the rear elevation. Wall mounted, heated towel rail.

A door from the Landing provides access to a second staircase rising to the Second Floor. UPVC frame window to the front elevation.



Principal Bedroom Three is a superbly sized room with attractive sloping ceilings with two inset Velux skylight windows. There is an additional UPVC frame window to the side elevation. Extensive roof void storage, providing ample hanging space.

Externally the property is approached via a gravelled Driveway providing off road Parking which is rare for a property of this style and type.

To the rear, there is a stone paved patio area with ample space for a table and chairs. Beyond this there is a Garden laid to artificial lawn with a path leading to a gate to the rear for wheelie bin access etc. The Garden is enclosed within timber fencing and enjoys a South facing, therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1288 Sq. Feet
(inc. Roof Void Storage) = 119.7 Sq. Metres
Approx Gross Floor Area = 1174 Sq. Feet
(exc. Roof Void Storage) = 109.1 Sq. Metres

