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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

# 7 Egerton Moss

Ashley, Altrincham, WA15 0QE



£835,000

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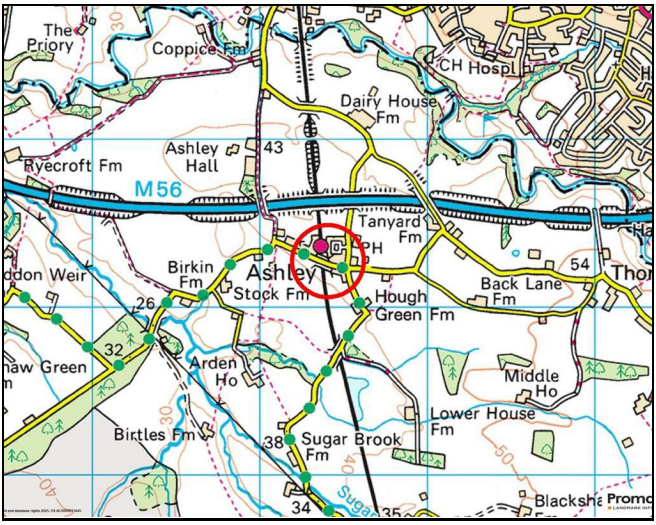
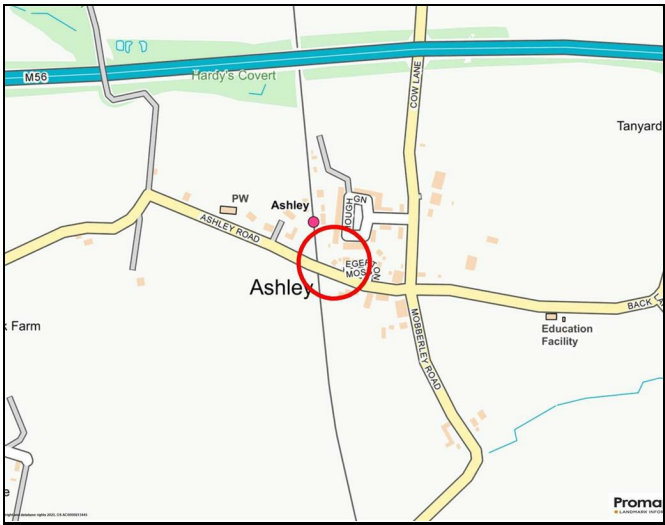
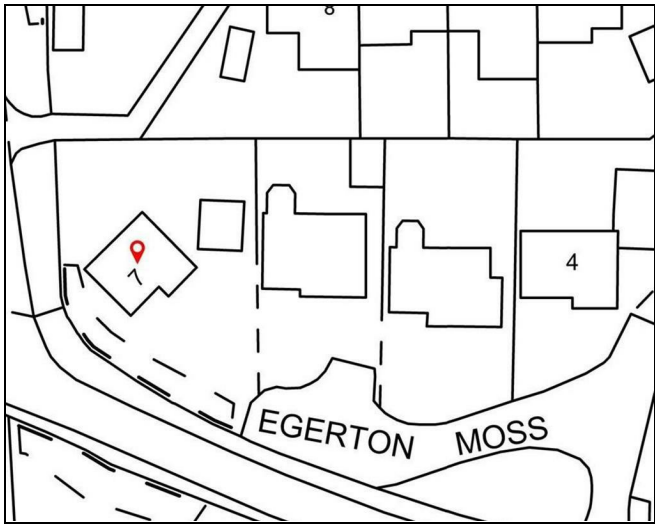
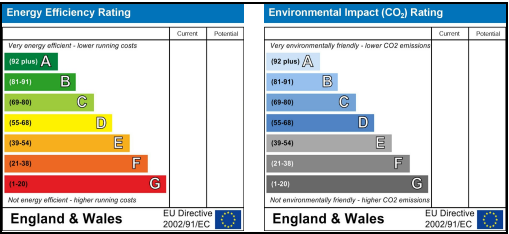
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# energy efficiency

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



# overview

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUPERB DETACHED FAMILY HOME STANDING ON A WONDERFUL, MATURE GARDEN PLOT DESIRABLY LOCATED IN THE HEART OF ASHLEY VILLAGE. 1903SQFT

Hall. Cloaks. WC. Home Study. Lounge. 300sqft Live In Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Double Garage. Delightful Garden. Garden Room.



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 rare opportunity to acquire this stylishly presented, Detached Family Home standing on a lovely mature Garden plot and located within the heart of the pretty village of Ashley with The Greyhound Country Pub on the doorstep, as well as Ashley train station with easy access into Hale, Altrincham and towards Manchester in one direction and Knutsford towards Chester in the opposite direction.

The property offers good family accommodation arranged over Two Floors, extending to approximately 1900 square feet including a Detached Double Garage and provides a spacious Lounge to the Ground Floor in addition to a useful Study and a 300 square foot Live In Dining Kitchen, whilst to the First Floor are Four Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

A particularly appealing feature of the property is the fact that it stands on a delightful Garden plot which is laid to all sides, is west facing to the rear and enjoys sun throughout the afternoon and into the evening.

Whilst the property is located in this popular village, it is within easy reach of Hale Village with its range of fashionable shops, eateries and bars.

Comprising:

Entrance door to Hall with modern design flooring and a staircase leading to the First Floor. Doors to the Ground Floor accommodation.

Cloak Room and Ground Floor WC.

Home Study with wood flooring with a window to the front.

Lounge. A lovely room with two windows enjoying a front Garden aspect and having a cast iron, solid fuel burning stove fireplace feature.

An arch opening leads directly into the 300 square foot Live In Breakfast Kitchen with wood flooring throughout and with windows and patio doors enjoying aspects of and giving access to the Gardens. The Kitchen Area Is fitted with an extensive range of modern, shaker-style units with worktops over that return to a peninsular unit. There is an inset, double bowl, Belfast-style sink, and appliances include a stainless steel double oven, hob and further integrated fridge freezer and dishwasher.

A useful Utility Room has space for a washing machine and dryer and outside access.

First Floor Landing serving Four Bedrooms and the Family Bathroom.

Principal Bedroom One has wood flooring and windows enjoying an attractive outlook to the front and has extensive built-in wardrobes.

This is served by an En Suite Shower Room, well-appointed with a suite with a double shower area, wash hand basin with toiletry cupboard below and WC. Window to the front.

Bedrooms Two, Three and Four all overlook the rear Garden.

The Bedrooms are served by the Family Bathroom, again, well-appointed with a white suite providing a freestanding tub bath with pillar taps, corner shower cubicle, wash hand basin with toiletry cupboards beneath and WC.

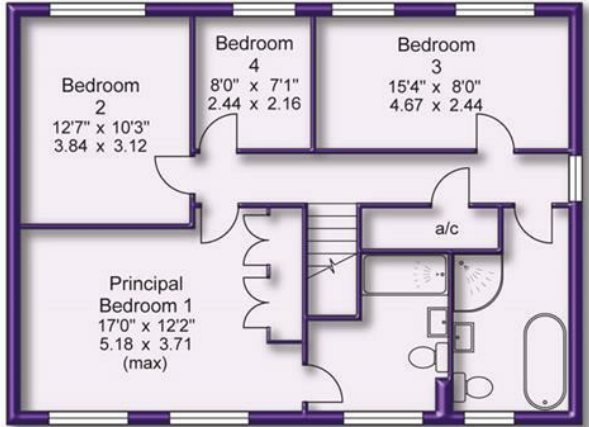
Externally, a block-paved driveway provides generous off street parking and in turn leads to the Detached brick-built Double Garage. There may be potential to extend the property to the Ground Floor potentially linking the Garage to the house, subject to any necessary consents.

The Gardens wrap around both sides and the rear of the property with paved path and patio areas enclosed with deep maturely stocked borders of shrubs, bushes and plants and enclosed within timber fencing with an attractive backdrop of mature trees within the boundaries of this and neighbouring properties providing an appealing outlook.

There is also a Garden Room positioned to maximise the west facing evening sun.

A lovely Family Home in a location where very few properties come up for sale.

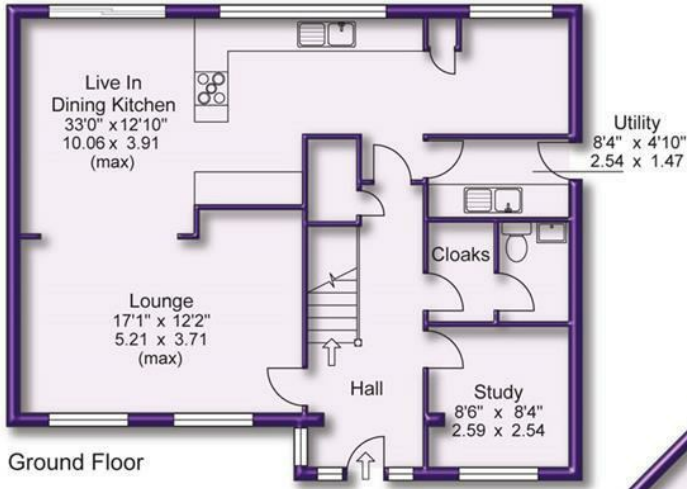
- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 1903 Sq. Feet  
(inc. Garage) = 176.8 Sq. Metres

Approx Gross Floor Area = 1618 Sq. Feet  
(exc. Garage) = 150.4 Sq. Metres



Ground Floor

