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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 150 Moss Lane

Hale, Altrincham, Cheshire, WA15 8AW



£725,000

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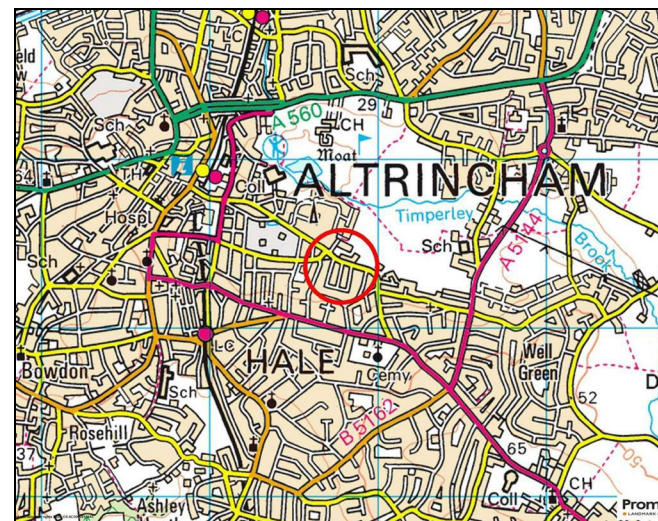
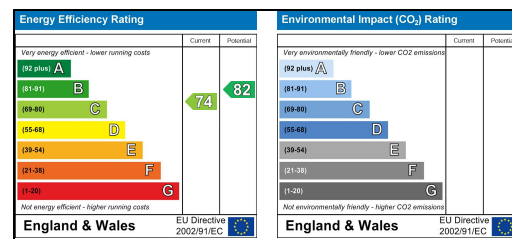


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED, EXTENDED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT CORNER GARDEN PLOT, WALKING DISTANCE OF LOCAL SCHOOLS, HALE AND ALTRINCHAM CENTRES. 1655SQFT.

Porch. Hall. Snug. Dining Room. Lounge. Breakfast Kitchen. Utility. GFWC. Five Bedrooms. Two Bath/Showers. Driveway. Garage. Gardens.



**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 superbly proportioned, updated and extended, bay fronted Semi Detached family home located in this popular neighbourhood, walking distance to both Stamford Park and School, Hale Village, Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink.

The well-presented property is arranged over Two Floors with the accommodation extending to some 1655 square feet providing a Hall, WC, Snug, Lounge, Dining Room and Open Plan Live In Breakfast Kitchen, in addition to a Utility to the Ground Floor and Five Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road parking and a Detached Garage. The property benefits from a generous corner plot, enjoying a sunny aspect.

Comprising:

Recessed Porch. Stained and leaded glass window feature. Entrance Hall with a spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Snug with windows to the front and side elevations.

Dining Room with bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace to the chimney breast. Built in cupboards and shelving to either side of the chimney breast recess. Dado rail surround. Picture rail surround.

Lounge with part vaulted ceiling and inset Velux window. French doors and windows overlook and provide access to the gardens to the rear. To the chimney breast there is a log burning stove. Picture rail surround.

Impressive Live In Breakfast Kitchen with two sets of French doors overlooking and providing access to the gardens and an additional window to the side elevation.

The Kitchen Area is fitted with an extensive range of base and eye level units, incorporating an island unit, with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated Bosch appliances include two stainless steel ovens, five ring gas hob with extractor fan over and dishwasher. There is ample space for additional appliances. Tiled floor.

Utility Area fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Space and plumbing for a washing machine and dryer. A door provides access to the side elevation. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin with built in storage and WC. Opaque window to the side elevation. Tiled floor.

To the First Floor Landing there is access to Five Bedrooms served by Two Bath/Shower Rooms. Loft access point to part boarded loft space with lighting and pull-down ladder. Picture rail surround.

Principal Bedroom One with French doors and Juliette Balcony enjoying views over the gardens to the rear. Additional window to the side elevation. Built in wardrobes and shelving. Cove ceiling.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk-in wet room style shower, wash hand basin with built in storage and WC. Tiling to the walls and floor. Opaque window to the side elevation.

Bedroom Two with bay window to the front elevation. Built in wardrobes along one wall providing excellent hanging and storage space. Picture rail surround.

Bedroom Three with window to the rear elevation enjoying views over the gardens. Picture rail surround.

Bedroom Four with window to the front elevation. Coved ceiling.

Bedroom Five with window to the front elevation. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin with built in storage below and WC. Opaque window to the side elevation. Tiling to the walls and floor.

Externally, there is a gated Driveway approached via Sandleigh Drive, providing off road parking and returning in front of a Detached Garage with power and lighting. The Garden to the front is laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

To the rear, the Garden is laid to lawn with a patio area adjacent to the back of the house, accessed via the French doors from the Lounge and Open Plan Live In Breakfast Kitchen. Beyond the Gardens are laid to lawn to the side and rear elevations with well stocked borders providing apple, pear and plum trees and blackberry and strawberry bushes enclosed with timber fencing. The Garden is South West facing therefore enjoys a sunny aspect.

The property benefits from a Greenhouse offering a perfect environment for cultivating a wide variety of plants, flowers, and even your own vegetables.

- Leasehold - 999 years from 16 October 1935
- Council Tax Band D

Approx Gross Floor Area = 1927 Sq. Feet  
(inc. Garage) = 179.0 Sq. Metres  
Approx Gross Floor Area = 1657 Sq. Feet  
(exc. Garage) = 153.9 Sq. Metres

