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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

# 25 Hazel Road

Altrincham, WA14 1JL



£625,000





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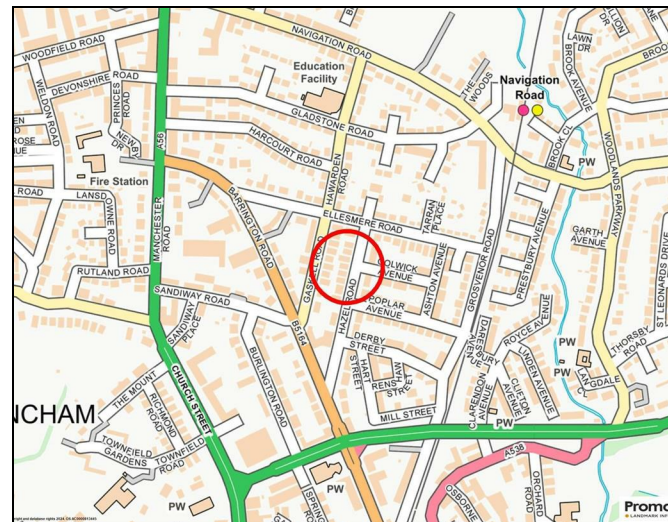


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## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED, UPDATED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS WITH PARKING AND WEST FACING GARDEN. 1490sqft.

Hall. WC. Living and Dining Room. Breakfast Kitchen. Four Double Bedrooms. Two Bath/Showers. Driveway. 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 Victorian Semi Detached property located in this really popular area within reasonable walking distance of Altrincham Town Centre, its facilities, the Market Quarter and with Navigation Road Metrolink and Primary School both on the doorstep.

The well presented property is arranged over Three Floors with the accommodation extending to approximately 1490 square feet providing a Hall, WC, Living and Dining Room and Breakfast Kitchen to the Ground Floor and Four good size Bedrooms to the two Upper Floors.

Externally, there is the rare and valuable feature of off street Parking to the front and a low maintenance West facing patio Garden to the rear.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Stripped and stained floorboards.

Open Plan Living and Dining Room with clearly defined areas and stripped and stained floorboards throughout. To the Living Area there is a uPVC double glazed bay window to the front elevation. Attractive fireplace feature with tiled hearth. Coved ceiling.

To the Dining Area there is a glazed door overlooking and providing access to the gardens to the rear. Coved ceiling.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls. Coved ceiling.

Breakfast Kitchen fitted with an extensive 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. Integrated appliances include a Smeg double oven, hob and extractor over and dishwasher. Space and plumbing for a fridge freezer, washing machine and dryer. uPVC windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Three good size Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor Landing. Coved ceiling.

Bedroom One with uPVC double glazed bay window to the front elevation. Attractive fireplace feature. Coved ceiling.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the gardens.

Bedroom Three with uPVC double glazed window to the rear elevation enjoying views over the gardens. To the chimney breast there is an attractive fireplace feature with tiled hearth. Built in wardrobe to one side of the chimney breast recess.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with shower attachment over and glazed screen, wash hand basin and WC. Opaque double glazed uPVC window to the side elevation. Extensive tiling to the walls and floor. Inset mirror. Chrome finish heated towel rail. Built in storage cupboard.

To the Second Floor Landing there is access to Principal Bedroom Four. Window to the rear elevation. Access to roof void storage.

Principal Bedroom Four with floor to ceiling window enjoying views over the gardens. Inset Velux window. Access to useful roof void storage.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with shower attachment, wash hand basin and WC. Tiling to the walls and floor. Inset Velux window. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing off road Parking and well stocked borders with a variety of plants, shrubs and trees.

To the rear, the Garden is designed with low maintenance in mind with a paved patio area with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

The Garden is West facing therefore enjoys the late afternoon and early evening sun.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1490 Sq. Feet  
 (inc. Roof Void Storage) = 138.4 Sq. Metres  
 Approx Gross Floor Area = 1352 Sq. Feet  
 (exc. Roof Void Storage) = 125.6 Sq. Metres

