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PROPERTY SALES AND RENTALS



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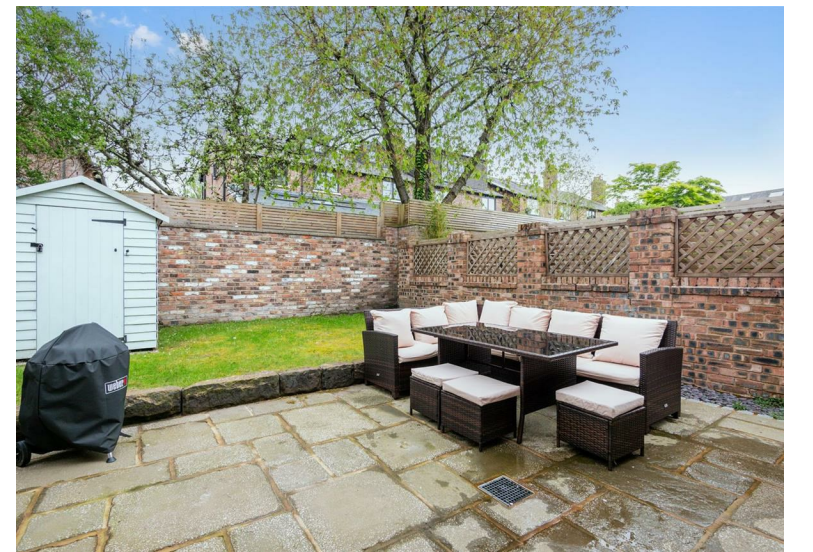
INDEPENDENT ESTATE AGENTS

# 10 Appleton Road

Hale, Altrincham, WA15 9LP



£745,000





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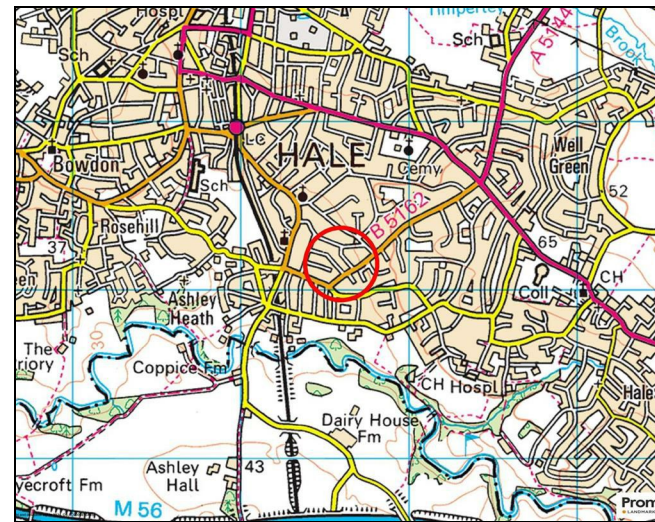
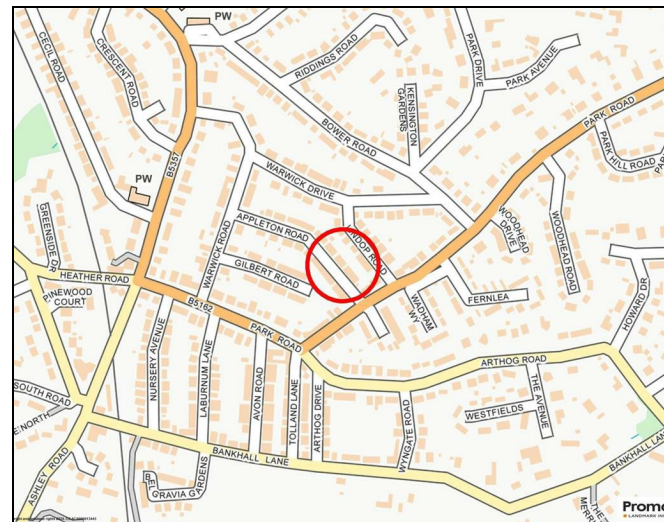
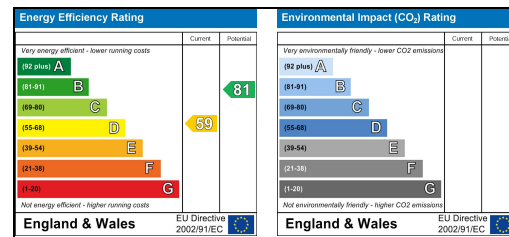


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## energy efficiency

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



# overview

A SUPERBLY STYLED, EXTENDED AND REMODELLED END TERRACED ARRANGED OVER THREE FLOORS WITH PARKING AND WALKING DISTANCE OF HALE VILLAGE. 1604sqft.

Hall. Double Reception. Dining Kitchen. Four Double Bedrooms. Two Bath/Showers. Double Driveway. Garden. No Chain.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 stylish, updated, extended and remodelled End Terraced property located on this most desirable road, within walking distance of Hale Village.

The tastefully presented property enjoys excellent specification Kitchen and Bathroom fittings, bespoke built in Bedroom furniture.

The spacious and versatile accommodation extends to some 1604 sq ft comprising of a Hall, Double Reception Room and Dining Kitchen to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors with the Principal Bedroom enjoying a Walk in Wardrobe and En Suite Shower Room.

Externally, there is a Double Driveway to the front with EV charging port and to the rear a good size Garden for this style of house with patio area.

A particular feature are the solar panels to the property which enables significant annual electricity savings for the current vendors. This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. A door provides access to the Ground Floor Living Accommodation.

Double Reception Room is a superb entertaining space with a UPVC bay window to the front elevation with built in window seat below. To one chimney breast there is an impressive cast iron fireplace feature. To the second chimney breast there is a cast iron remote control gas living flame fireplace. Access to under stairs storage.

Impressive Dining Kitchen with French doors which overlook and provide access to the Gardens with additional windows to the side and rear elevations making this a naturally light and bright space.

The Kitchen Area is recently refitted with an extensive range of contemporary base and eye level units with quartz worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a Neff electric oven, fridge freezer, dishwasher and washing machine. Bosch gas central heating boiler.

To the First Floor Landing there is access to Three Double Bedrooms served by Two Bath/Shower Rooms. A staircase rises to the Second Floor. Access to understairs storage.

Principal Bedroom One with cast iron fireplace feature to the chimney breast and a window enjoys Garden views.

This room benefits from a Walk In Wardrobe Area providing excellent hanging and storage space. Window to the rear elevation.

This room also enjoys an En Suite Shower Room, fitted with a contemporary white suite and chrome fittings comprising of; an enclosed shower cubicle, wash hand basin and WC. Window to the side elevation. Heated towel rail. Extensive tiling. Extractor fan.

Bedroom Two is a good size Double Room with a UPVC frame window to the front elevation.

Bedroom Three with a window to the front elevation. Access to useful under stairs storage housing the new water heater cylinder.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a bath, shower, wash hand basin and WC. Opaque window to the side elevation.

To the Second Floor Landing there is a further Double Bedroom. Access to roof void storage. Velux window.

Bedroom Four is a superbly proportioned Room with attractive sloping but yet not restrictive ceilings with four inset Velux windows. Built in Sharps wardrobes. Built in cupboards providing access to roof void storage.

Externally, the front of the property has been paved in its entirety to provide a Double Driveway and is enclosed within timber fencing. To the rear there is a patio area adjacent to the back of the property accessed via the French doors from the Dining Kitchen. Beyond the Garden is mainly laid to lawn with stocked borders and enclosed within timber fencing and brick walling.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E

