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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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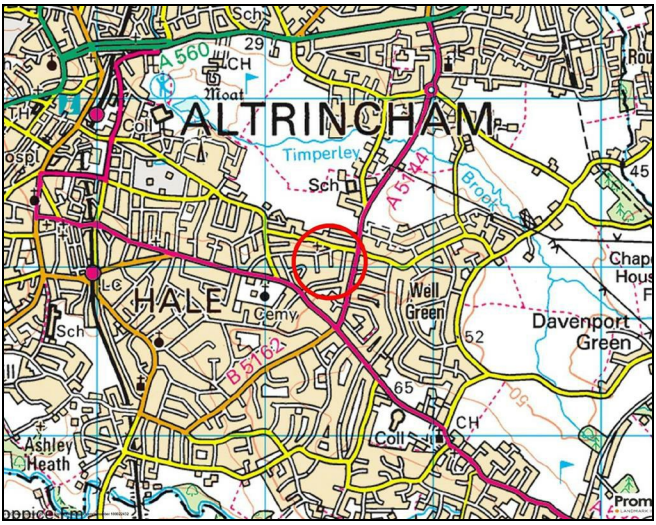
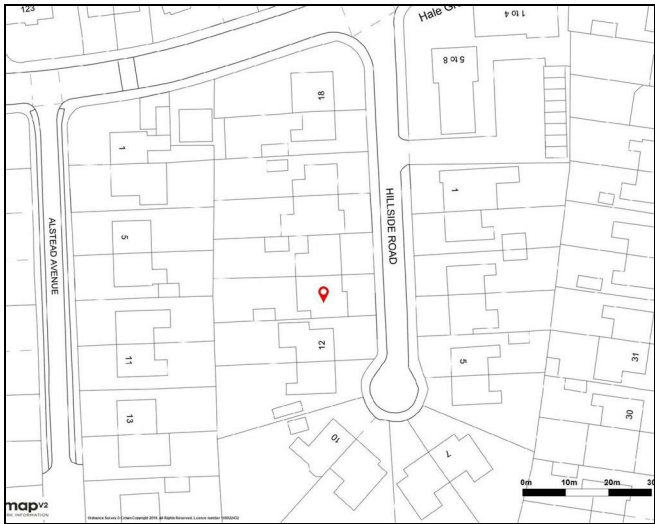
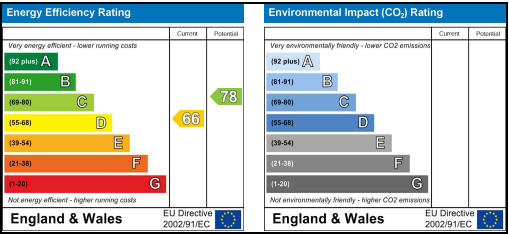
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energy efficiency

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



overview

A SUPERB, EXTENDED SEMI DETACHED FAMILY HOME ON A POPULAR CUL-DE-SAC CLOSE TO BOTH HALE AND ALTRINCHAM. 1729sqft.

Hall. WC. Three Reception Rooms. Breakfast Kitchen. Utility. Four good Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. South-West facing 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 superb, extended Semi Detached family home located towards the head of this popular cul-de-sac just off Hermitage Road in Hale and as such positioned approximately midway between Stamford Park and The Wellgreen Primary Schools, in addition to the open space of Stamford Park.

The property offers excellent family accommodation arranged over Two Floors extending to approximately 1700 square feet providing Three Reception Rooms to the Ground Floor in addition to the Breakfast Kitchen and has Four good Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite.

Externally, there is good off street Parking and a particularly appealing family sized Garden to the rear which enjoys a South-West facing and therefore sunny aspect. Within the Garden is the former Garage, currently utilised as a Home Gym and Garden Store.

A fantastic family home in a great location.

Comprising:

Ground Floor uPVC double glazed entrance door with side windows to the Entrance Porch with tiled base and further uPVC door with inset leaded window and side window to:

Hall with modern wood finish flooring and wood panelled doors giving access to the Ground Floor Accommodation. Staircase to the First Floor with storage space beneath. Reclaimed wood meter cupboard.

Ground Floor WC fitted with a white suite of WC and wash hand basin.

Lounge. A superbly sized room with full height French doors and windows giving access to and enjoying an aspect of the Garden and a part vaulted ceiling with two inset double glazed Velux skylight windows. Built in storage cabinets and shelving.

Dining Room featuring a wide bay window to the front with stained glass leaded lights and having a period style timber fireplace surround with inset cast iron, living flame gas fire.

Breakfast Kitchen with French doors and windows giving access to and enjoying an aspect of the Gardens and with two double glazed Velux skylight windows inset into the part vaulted ceiling. The Kitchen is fitted with a range of painted finish, wood fronted units with worktops over and an inset sink unit. Integrated Bosch stainless steel double oven, microwave oven, five ring gas hob and extractor fan. Space for freestanding American style fridge freezer. Integrated dishwasher.

Family Room/Playroom accessed via the Kitchen and Utility Room with a window to the front and part vaulted ceiling. Utility Room with a window to the rear and built in cupboards, worktops and sink unit. Space for a washing machine and dryer. Combination gas fired central heating boiler.

First Floor Split Level Landing with wood panelled doors to the Bedrooms and Family Bathroom. Loft access point.

Bedroom One with a wide bay window to the front and wall to wall, floor to ceiling built in wardrobes and storage cupboards.

Bedroom Two. An ideal Guest Bedroom with a window to the front and served by the:

En Suite Shower Room with a white suite and chrome fittings, providing a double shower area with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls and floor. Toiletry cupboard. Ladder radiator. Window to the rear.

Bedroom Three is a Double Room with a window overlooking the rear Garden.

Bedroom Four is a much larger than average Single Bedroom with a window to the front and storage cupboards/wardrobe over the staircase bulkhead.

The Bedrooms are served by the Family Bathroom fitted with white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin on a toiletry cupboard and WC. Window to the rear. Extensive tiling to the walls and floor. Underfloor heating. Ladder radiator.

Externally, the front of the property has been entirely block paved for ease of maintenance providing good off street Parking and enclosed with mature laurel and conifer hedging.

The Garden to the rear of the property is of a fantastic size for this style of property with a large stone paved patio area returning across the back of the house, accessed via the Lounge and Dining Kitchen. Beyond, the Garden is laid principally to lawn with borders stocked with shrubs, bushes, mature trees and plants providing good screening and an attractive outlook.

The original Single Garage is still in situ effectively used as a large storage shed, Home Gym and Garden Store with electric, power and light.

UPVC double glazing. Gas central heating on a combination boiler.

A fantastic family sized home in a great location.

AGENTS NOTE:

The property benefits from solar panels providing cost effective energy and power for hot water and heating.

