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INDEPENDENT ESTATE AGENTS
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4 Cambridge Road

Hale, Altrincham, Cheshire, WA15 9SY



£990,000

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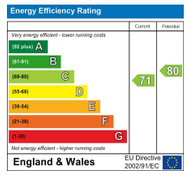
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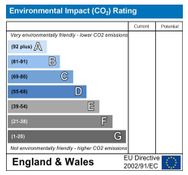
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NAEA National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman
rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
propertyfinder.com

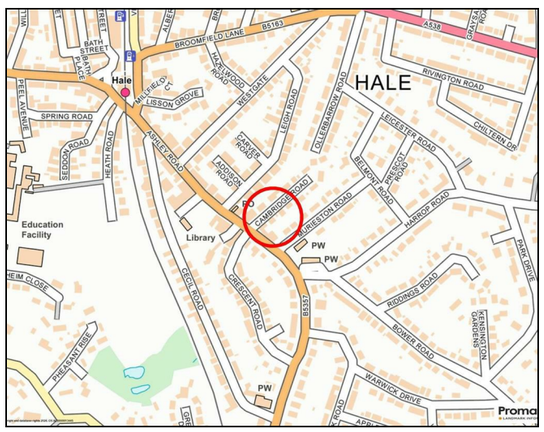
energy efficiency

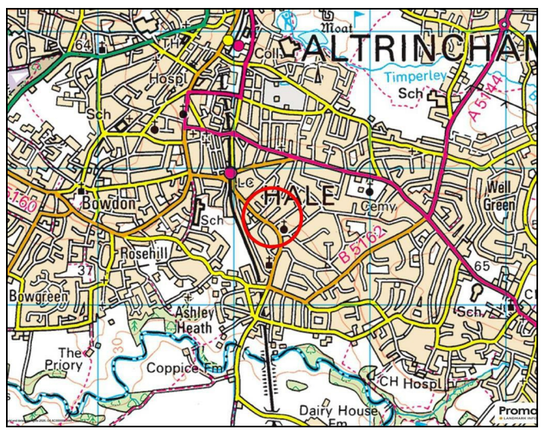
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A SUPERBLY APPOINTED AND COMPREHENSIVELY UPDATED VICTORIAN SEMI-DETACHED FAMILY HOME, IDEALLY POSITIONED IN THE HEART OF HALE VILLAGE OFFERING VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS. 2240SQFT

Hall. Lounge. Snug/Living Area. 400sqft Dining Kitchen. Games Room/Play Room, Den, Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Sunny Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 appointed, updated and improved Victorian Semi Detached family home located right on the heart of Hale Village with its range of fashionable shops, restaurants and bars and within walking distance of local primary schools and Altrincham Boys' and Girls' Grammar Schools.

The property enjoys accommodation arranged over Four Floors including Converted Cellars extended to approximately 2200 square feet and is well appointed with excellent specification Kitchen and Bathroom fittings, and with traditional features to include sash design windows, high corniced ceilings and an impressive fireplace feature within the main lounge.

To the Ground Floor arranged off the Hall is the spacious Lounge with bay window to the front, a Snug/Living Area which opens into the 300 square foot extended Dining Kitchen which features extra wide French doors onto the garden and is fitted with an extensive range of units arranged around a central island unit. There is a Ground Floor WC off the Hall.

To the Lower Ground Floor there is a Games Room/Play Room and a Den, ideal as a children's TV room, and a Utility Room and extensive storage.

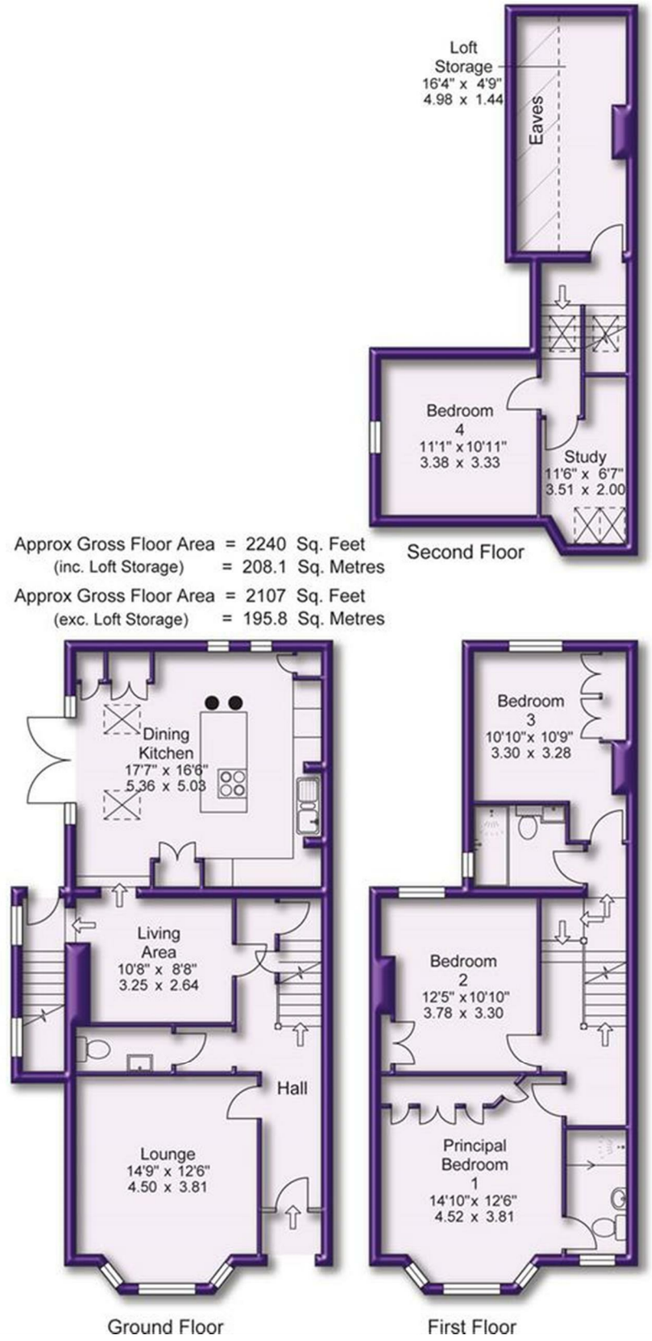
Over the Two Upper Floors are Four excellent Double Bedrooms, served by Two Bath/Shower Rooms, One big En Suite to the Principal Bedroom. In addition, there is a useful Home Study and extensive under eaves of storage space.

Externally, the property has a Driveway providing generous off street Parking and the Garden is laid to the side and rear to lawn and patio, enjoying a South East aspect.

A first class family home, an excellent location.

- Freehold
- Council Tax Band G





Approx Gross Floor Area = 2240 Sq. Feet
(inc. Loft Storage) = 208.1 Sq. Metres
Approx Gross Floor Area = 2107 Sq. Feet
(exc. Loft Storage) = 195.8 Sq. Metres