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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

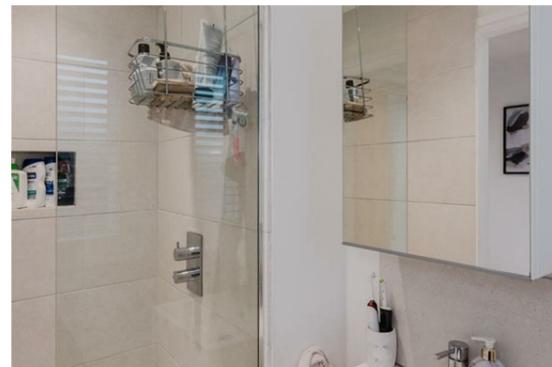
INDEPENDENT ESTATE AGENTS

12 Beech Road

Hale, Altrincham, Cheshire, WA15 9HX



Offers Over £670,000





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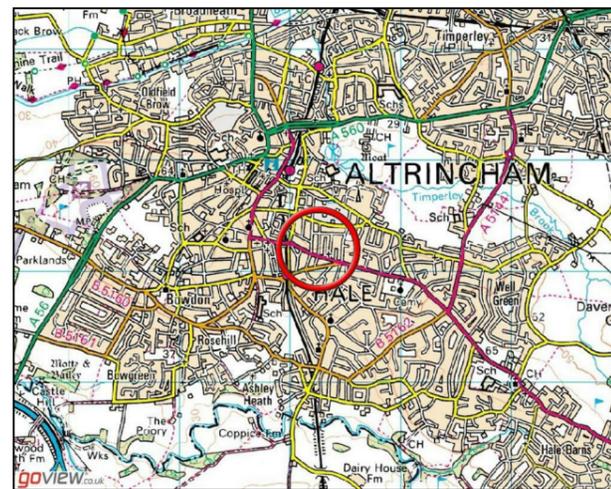
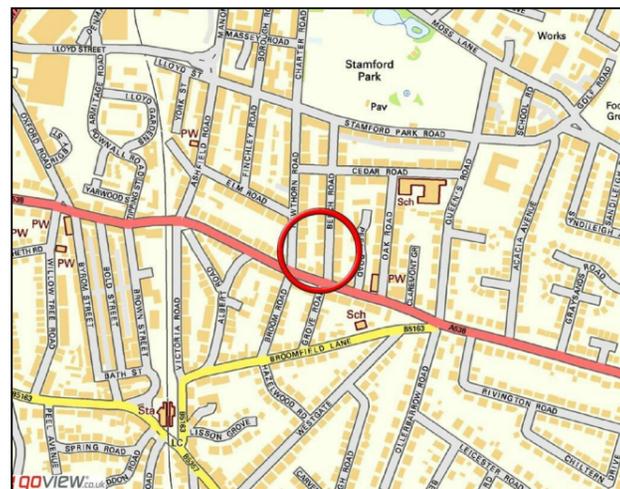
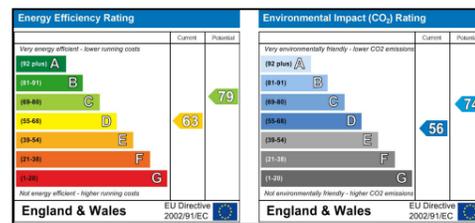


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PRESENTED, EXTENDED AND IMPROVED TERRACED PROPERTY LOCATED ON THE DESIRABLE 'TREE ROADS' WITHIN WALKING DISTANCE OF STAMFORD PARK, THE METRO AND HALE AND ALTRINCHAM CENTRES. 1318qft.

Porch. Hall. 300sqft Living and Dining Room. Breakfast Kitchen. WC. Three Double Bedrooms. Two Bath/Shower Rooms. 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 Victorian Terraced property with accommodation arranged over Three Floors extending to approximately 1300 square feet including a Loft Conversion and located among the ever popular Tree Roads, within walking distance to Hale Village with its range of fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink as well as Stamford Park and School.

The property is stylishly presented throughout with excellent specification Kitchen and Bathroom fittings, good use of LED lighting, reproduction Victorian style radiators, attractive shuttered windows and featuring folding doors off the Breakfast Kitchen onto the delightful Garden.

To the Ground Floor is a 300 square foot through Living and Dining Room, in addition to the Breakfast Kitchen and WC.

Over the Two Upper Floor are Three excellent Double Bedrooms served by Two Bath/Shower Rooms and with a particularly impressive Top Floor Principal Bedroom with En Suite.

To the rear, there is a graveled Courtyard area accessed via the folding doors from the Kitchen. Beyond is the main Garden area with graveled sitting area with deep lawn beyond with maturely stocked borders and timber fence enclosure.

Comprising:

Porch to original entrance door with inset, leaded and stained glass windows to:

Hall with exposed wood flooring which continues into the Reception Rooms and a staircase to the First Floor. Reproduction, Victorian style radiator.

300 square foot Living and Dining Room. A superb through Reception Room with a wide shuttered bay window and a Living Area to the front and a sash window to the rear, and having an attractive, cast iron open grate fireplace with storage cabinets and shelving either side, in addition to the original floor to ceiling pantry cupboards. Display recess within the chimney breast to the Dining Area.

Open plan from the Dining Area to the Breakfast Kitchen. A bright and airy space with wide folding doors onto the courtyard and garden beyond. Windows to the side and rear and with a large, Velux skylight window providing additional natural light. There is tiled flooring throughout.

The Kitchen is fitted with a range of white, high gloss finish laminate fronted units with Silestone worktops over that return to a peninsular unit breakfast bar. Integrated Neff appliances include an oven, microwave, gas hob and extractor fan. Integrated dishwasher, fridge and freezer units. Useful storage cupboard. Underfloor heating.

Ground Floor WC well appointed with a white suite.

First Floor Landing with a continuation of the staircase to the Second Floor with wood panelled doors to the Bedrooms.

Bedroom One with two shuttered sash windows to the front. Cast iron fireplace. Custom built wardrobes.

Bedroom Two with a sash window to the rear. Cast iron fireplace. Custom built cabinets and shelving.

These Bedrooms are served by the Family Bathroom, beautifully styled with a white suite with chrome fittings, providing a freestanding tub bath with pillar taps, wash hand basin with toiletry cupboards below, WC and an open wet room style shower area with 'drench' showerhead. Shuttered uPVC window to the rear. Chrome ladder radiator.

Second Floor Landing with a window to the rear and a wood panelled door to:

Principal Bedroom Three. A superb room located under the eaves of the property with attractive sloping ceilings opening to a tall and wide dormer style window enjoying the aspect to the rear, in addition to two double glazed Velux skylight windows to the front. Access to extensive under eaves storage space.

This Bedroom is served by the En Suite Shower Room with a white suite with chrome fittings, providing open shower area with 'drench' showerhead, wash hand basin with toiletry cupboards below and WC. Shuttered window to the rear.

A superb example of this most popular style of property in a great location.

- Freehold
- Council Band D

Approx Gross Floor Area = 1318 Sq. Feet
= 122.4 Sq. Metres

