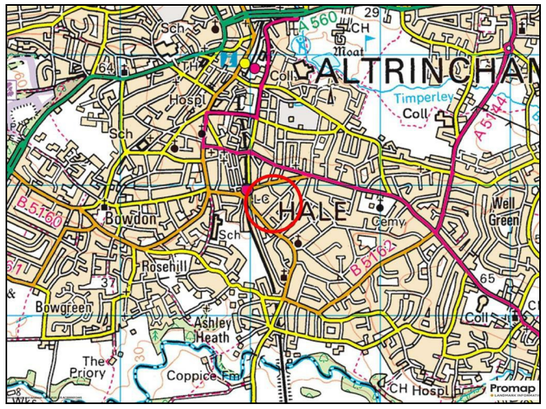
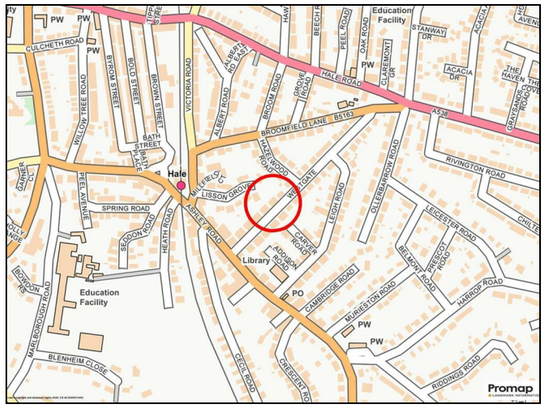
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

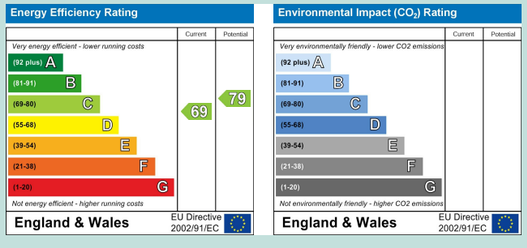






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

WATERSONS
INDEPENDENT ESTATE AGENTS

35 Westgate

Hale, Altrincham, WA15 9AY



AN ATTRACTIVE AND SUPERBLY PROPORTIONED PERIOD TERRACED PROPERTY WITH GOOD GARDEN LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 1497sqft.

Entrance Vestibule. Hall. Lounge. Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Cellars. West facing Gardens. No chain!

Offers Over £700,000

www.watersons.net

in detail















An attractive and superbly proportioned, bay fronted, period Terrace located on this extremely desirable road within a moments walk of the heart of Hale Village with its range of fashionable shops, eateries and bars and also within walking distance of Stamford Park and School and Altrincham, Town Centre, the popular Market Quarter and the Metrolink.

The well presented property is arranged over Three Floors with the accommodation extending to some 1502 square feet providing an Entrance Vestibule, Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three Double Bedrooms served by a Two Bath/Shower Rooms to the First Floor, one being En Suite to the Principal Bedroom.

The ongoing renovation has revealed a wealth of untouched original period features, including ceiling cornices and ornate ceiling roses, adding character and charm to the property.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert to create additional living accommodation subject to up to date building regulations.

Externally, there is a well stocked Garden frontage and to the rear, there is a paved patio area adjacent to the back of the house accessed via the door from the Breakfast Kitchen. Beyond the Garden is laid to lawn with stocked borders and enclosed within timber fencing and hedging. The Garden is West facing, therefore enjoys a sunny aspect. A gate provides a right of way for wheelie bin access.

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

Freehold
Council Tax Band E









www.watersons.net