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INDEPENDENT ESTATE AGENTS
 PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£775,000

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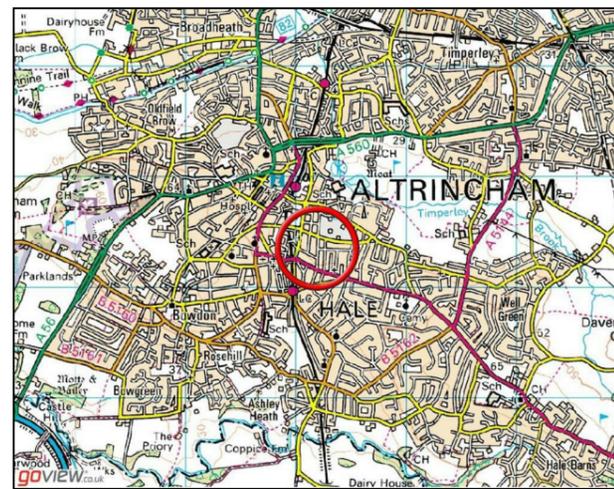
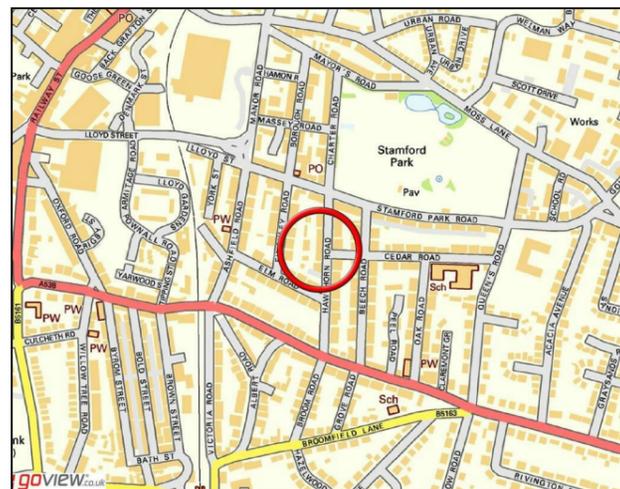
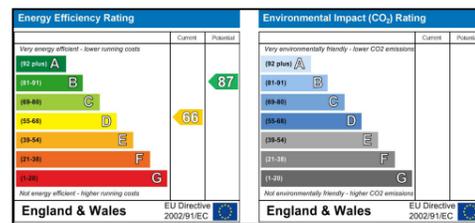


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A STUNNING FOUR STOREY VICTORIAN PROPERTY, IDEALLY LOCATED AMONG THE POPULAR TREE ROADS, WALKING DISTANCE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS. 1636sqft.

Hall. Lounge. 400sqft Live In Dining Kitchen. Study/Playroom. Utility/WC. Four Bedrooms. Two Baths/Showers. Permit Parking. West Facing Garden.



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 beautifully appointed, substantially updated and improved Victorian Terraced property with converted Loft and Cellars, and ideally located among the ever popular 'Tree Roads' and therefore within walking distance of Hale Village with its range of shops, eateries and bars and Altrincham Town Centre's facilities, the Metrolink and the popular Market Quarter.

In addition, Stamford Park and School are on the doorstep.

The property provides excellent family living space arranged over Four Floors extending to approximately 1600 square feet providing a delightful Lounge, 400 square feet Live In Dining Kitchen and Utility Room/WC to the Ground Floor, a Lower Ground Floor Study/Playroom and over the Two Upper Floors are Four Bedrooms served by Two Bath/Showers, one being En Suite to the fabulous Top Floor Principal Bedroom.

There is on street Resident Permit Parking and an attractive West facing Garden to the rear.

There is good use of LED lighting throughout and high specification Laura Ashley Kitchen and high specification Bathroom fittings.

Comprising:

Porch to panelled and glazed entrance door with window above to the Hall with herringbone design wood finish flooring. Corniced ceiling with decorative corbels. Doors to the Ground Floor Accommodation. Staircase to the First Floor.

Lounge featuring wide windows to the front enjoying an open aspect down Cedar Road. High corniced ceiling. Attractive polished, cast iron fireplace with inset open grate fire on granite hearth.

400 square feet Live In Dining Kitchen. A beautiful day to day informal Family Living, Dining and Working Kitchen space with a continuation of the herringbone style wood finish flooring and featuring wide sliding patio doors giving access to and enjoying aspects of the Gardens, and two further Atrium style skylight windows inset into the ceiling.

The Kitchen Area is fitted with an extensive range of shaker style finish units with chrome finish handles and Silestone worktops over arranged around a central Island unit incorporating a breakfast bar with inset sink unit. Integrated appliances by Zanussi include a stainless steel oven and combination microwave oven, four ring induction hob, integrated dishwasher and freestanding Stoves stainless steel American style fridge freezer.

Lower Ground Floor Cellars approached via an open staircase from the Live In Dining Kitchen with a Hall area with modern wood finish flooring.

Study/Playroom with a window to a deep lightwell to the front. Wood laminate flooring.

First Floor Landing with doors to the Bedrooms and Family Bathroom and having a continuation of the staircase to the Second Floor.

Bedroom One with two windows to the front elevation.

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

Bedroom Three also overlooking the rear.

The Bedrooms are served by the Family Bathroom, beautifully styled with a white suite with chrome fittings providing a bath with shower over, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Plate glass vanity mirrors.

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

Principal Bedroom Four with two windows enjoying an attractive far reaching aspect to the rear and having a cupboard housing the gas fired central heating boiler.

En Suite Shower Room, beautifully styled with a white suite with chrome fittings, providing an open shower area with thermostatic shower, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Ladder radiator. Vanity mirror. Double glazed Velux skylight window inset into the ceiling.

Externally, the front of the property enjoys a Garden frontage, with open aspect down Cedar Road, which is stone paved with stocked borders.

The Garden to the rear has a stone paved patio area adjacent to the back of the house. Beyond, the Garden is laid to lawn with stocked borders of shrubs and plants and enjoys a West facing therefore sunny aspect.

- Freehold
- Council Tax Band E

