



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

9 Harrop Road

Hale, Altrincham, WA15 9BU



£1,495,000

www.watersons.net

www.watersons.net





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

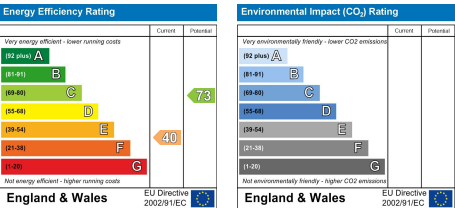


INDEPENDENT ESTATE AGENTS

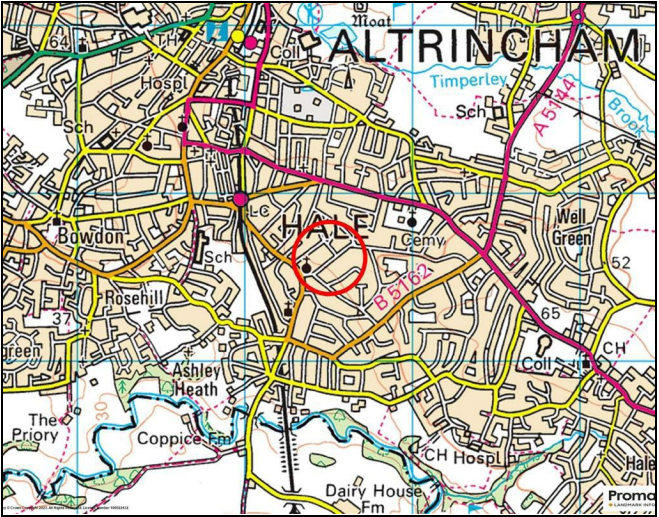
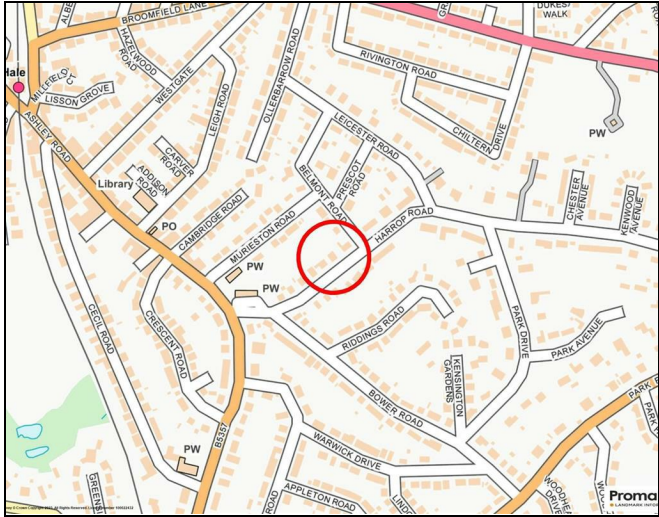
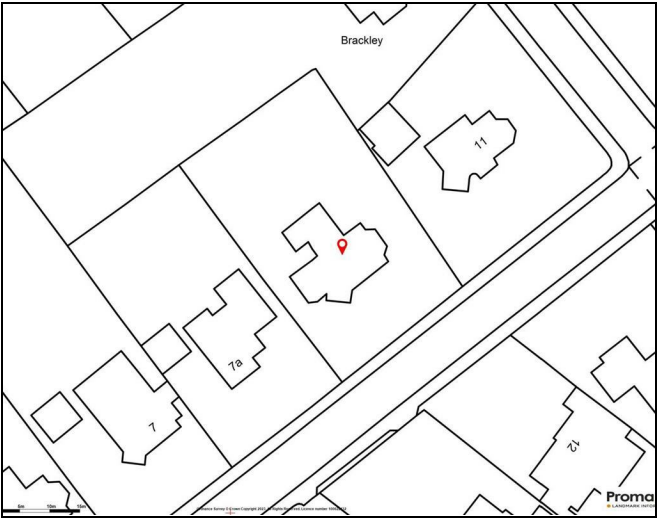


energy efficiency

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



From our Watersons Hale Office, continue right on Ashley Road away from Hale Village and after a short distance turn left onto Harrop Road where the property will be found on the left hand side.



overview

A WONDERFUL VICTORIAN DETACHED FAMILY HOME WITH ENORMOUS POTENTIAL, STANDING ON A 0.30 ACRE GARDEN PLOT, LOCATED ON THIS DESIRABLE ROAD WITHIN WALKING DISTANCE OF HALE VILLAGE AND EXCELLENT SCHOOLS. 5104SQFT

Porch. Hall. Cloaks. WC/Shower Room. Lounge. Sitting Room. Dining Room. Conservatory. Breakfast Kitchen. Up to Seven Double Bedrooms. Three Bath/Shower Rooms. Full footprint Cellars. Driveway. Sunny Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 wonderful, double fronted Victorian Detached family home with extensive accommodation arranged over Four Floors, extending to approximately 5100 square feet, including Cellars and standing on a mature Garden plot of approximately 0.30 of an acre.

The property has served the current family for almost fifty years and now offers the opportunity for an incoming purchaser to create their perfect family home in a first-class location.

The property is ideally located on this highly desirable road within a moments walk of Hale Village with its range of fashionable shops, restaurants and bars. In addition to being in catchment of fantastic local schools, including Altrincham Boys' and Girls' Grammar Schools which are within reasonable walking distance of the property.

The accommodation provides Three generously proportioned Reception Rooms to the Ground Floor, in addition to a Conservatory and Breakfast Kitchen. Over the Two upper Floors are up to Seven Double Bedrooms, served by Three Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

The extensive Cellars return under the full footprint of the property and provide Three Principal Chambers and Three Secondary Chambers and offer fantastic potential to convert, subject to consents.

Externally, the property is approached via a Driveway providing excellent off street Parking, with space for a Garage if required.

The Gardens are laid to the front, side and rear of the property, principally to lawn with maturely stocked borders of shrubs, bushes and plants, with substantial trees within the boundaries of this and neighboring properties providing attractive outlooks and excellent privacy.

The Garden enjoys a side South and rear West facing aspect and therefore, in particular enjoying the afternoon and evening sun.

A wonderful family home with enormous potential, in a truly first-class location.

- Freehold
- Council Tax Band H

