



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,195,000

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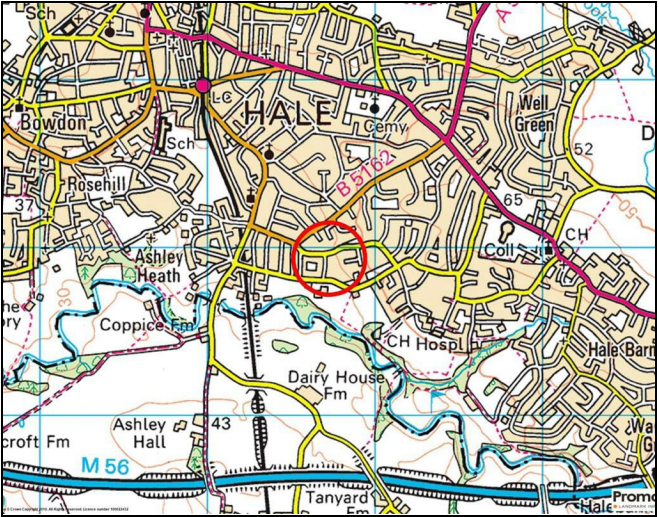
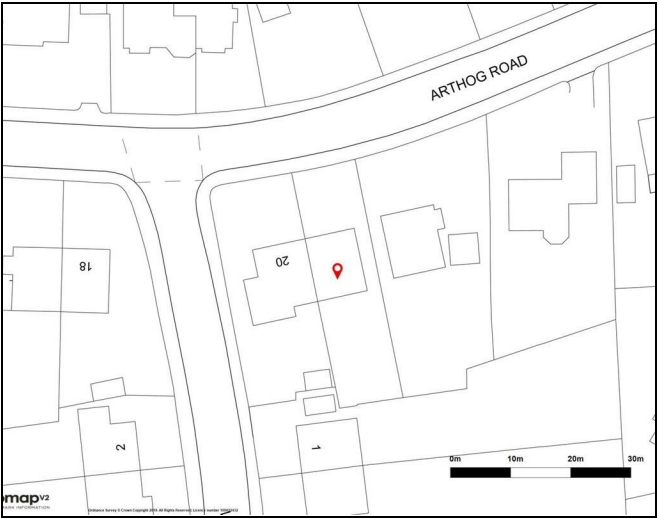
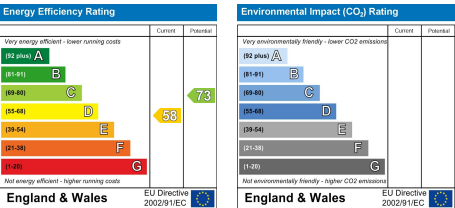


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED SEMI DETACHED FAMILY HOME WITH LOVELY SOUTH FACING GARDEN, ARRANGED OVER FOUR FLOORS, INCLUDING CELLARS AND IDEALLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND BOLLIN VALLEY WALKS. 2827SQFT

Porch. Hall. GFWC. Lounge. Family Room. Dining Kitchen. Cellars. Five Double Bedrooms. Two Bath/Shower Rooms. Driveway. South 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

An enormously attractive, much larger than average traditional Semi Detached family home with half rendered and timbered elevations, enjoying beautifully proportioned, light filled rooms throughout.

A wealth of character features have been retained and enhanced, including particularly attractive original leaded stained glass windows, all of which are set within double glazed, timber framed windows, together with high corniced ceilings and traditional fireplaces.

The property is beautifully presented with upgraded Kitchen and Bathroom fittings of a high specification, providing exceptional family accommodation arranged over Four Floors, including Cellars which offer excellent potential for conversion, subject to the necessary consents.

Extending to approximately 2,800 square feet, the accommodation provides Two spacious Reception Rooms to the Ground Floor in addition to the Dining Kitchen, with Five Double Bedrooms arranged over the Two Upper Floors, served by Two Bath/Shower Rooms.

The superb accommodation is complemented by a lovely, well sized, private South facing rear Garden.

The location is supremely convenient, within reasonable walking distance of Hale Village with its excellent range of shops, eateries and bars, while the picturesque Bollin Valley walks are literally on the doorstep. The property also lies within the catchment area for Altrincham Boys' and Girls' Grammar Schools, as well as Loreto and St Ambrose.

A first class family home in a highly sought-after location.

AGENTS NOTE:

The property also benefits from approved planning permission for a two-storey side and rear extension, offering excellent potential to further enhance the accommodation. Further details are available upon request.

Freehold

Council Tax Band F

