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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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## 22 Westgate

Hale, Altrincham, WA15 9AZ



£725,000

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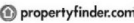


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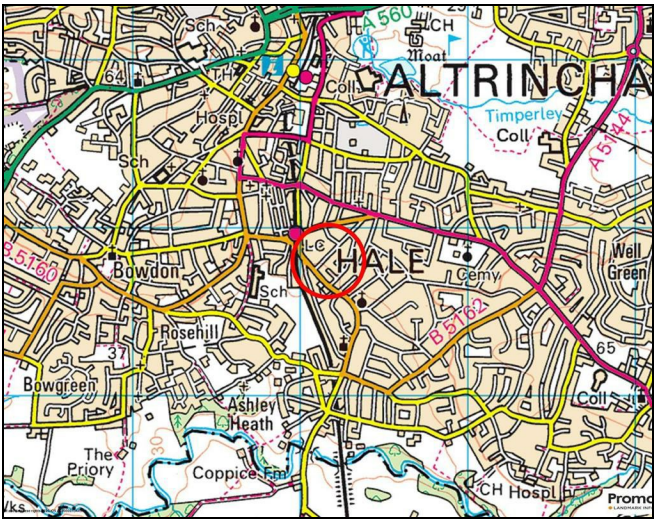
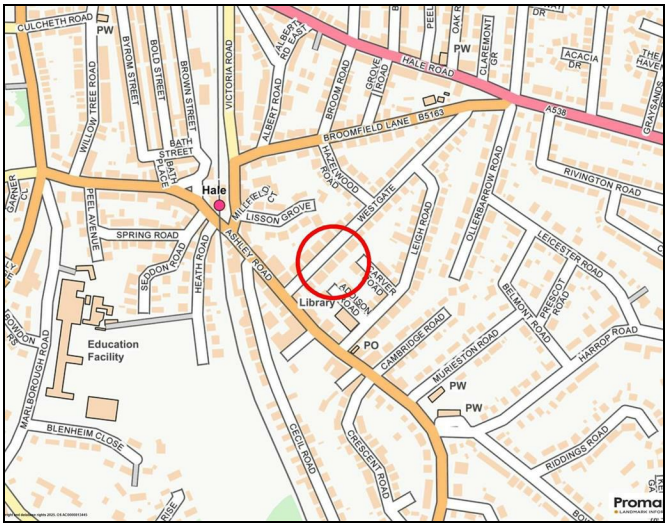
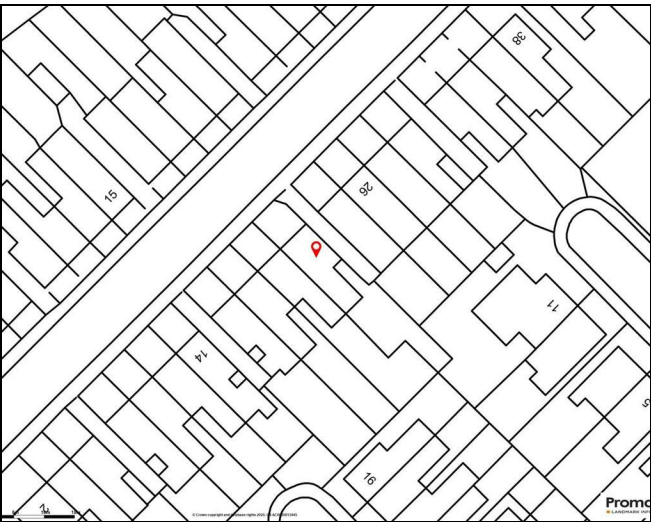
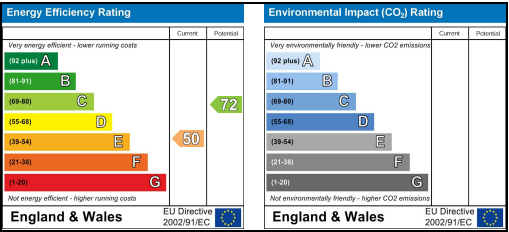


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

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

Entrance Vestibule. Hall. Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Family Bathroom. Cellars. Parking. Gardens. No chain!



**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 attractive and superbly proportioned, bay fronted, period End 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 1497 square feet providing an Entrance Vestibule, Hall, Living and Dining Room and Breakfast Kitchen to the Ground Floor and there are Three Double Bedrooms served by a Family Bathroom to the First Floor.

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 gravelled Driveway providing off road Parking 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 south facing, therefore enjoys a sunny aspect. A gate provides a right of way for wheely bin access.

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

Comprising:

Recessed Porch. Entrance Vestibule.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Dado rail surround. Picture rail surround. Coved ceiling.

Living and Dining Room is a Double Reception with bay window to the front elevation and window to the rear elevation. Impressive, cast iron fireplace feature with tiled insert and wood surround. Picture rail surround. Coved ceiling.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Freestanding dishwasher, washing machine, and fridge freezer are included in the sale. Windows to the side and rear elevations and a door provides access to the same.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert to addition living accommodation subject to up to date building regulations. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three excellent Double Bedrooms served by a Family Bathroom. Dado rail surround. Loft access point.

Bedroom One with two windows to the front elevation. Cast iron fireplace feature to the chimney breast. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the gardens.

Bedroom Three with window to the rear elevation enjoying views over the gardens.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wet room style shower with glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor.

Externally, there is a gravelled Driveway providing off road parking.

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.

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

- Freehold
- Council Tax Band E

