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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£500,000

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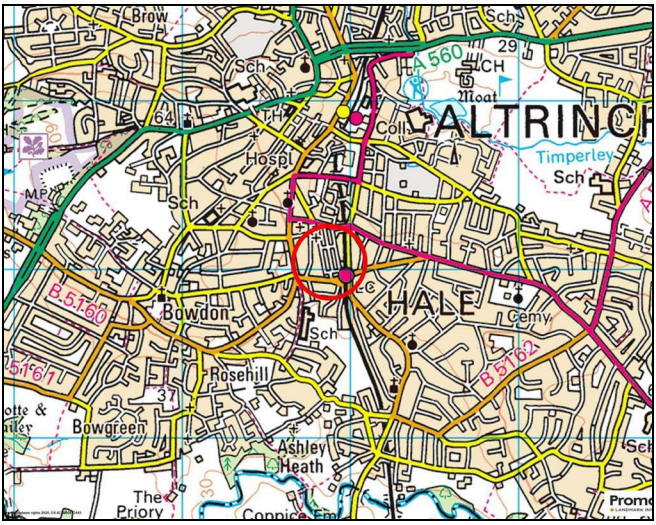
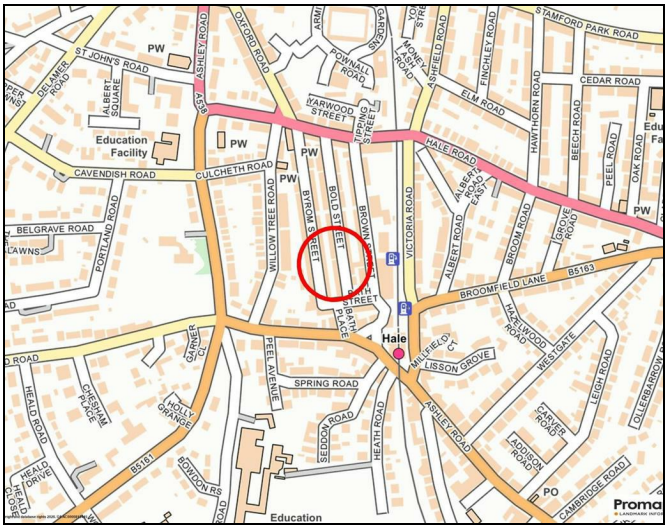
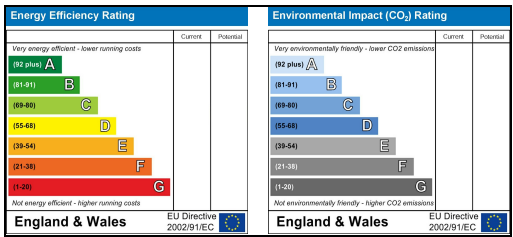
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energy efficiency

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



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.

overview

A BEAUTIFULLY PRESENTED AND THOUGHTFULLY REMODELLED PERIOD BAY FRONTED TERRACE, IDEALLY POSITIONED WITHIN THE POPULAR 'B STREETS', EASY WALKING DISTANCE OF BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1478 SQFT

Hall. Lounge. Open Plan Dining Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Cellars. Permit Parking. Sunny Courtyard Garden.



in detail

A beautifully presented, refurbished and remodelled period bay fronted Terrace located within the popular 'B Street's' walking distance to both Hale Village and Altrincham Town Centre with all their amenities, the popular Market Quarter and Metrolink.

The stylish property is arranged over Four Floors with the accommodation extending to some 1478 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is on street Resident's Parking Permit scheme in place and to the rear a paved Courtyard Garden enjoying a West facing aspect.

Comprising:

Entrance Hall open onto a Lounge with angled bay window to the front elevation. Cast iron wood burning stove to the chimney breast with tiled hearth. Picture rail surround. Coved ceiling.

Inner Hall with staircase rising to the First Floor. And a door leads to an impressive Open Plan Dining Kitchen with clearly defined areas. To the Dining Area there are Crittle doors overlooking and providing access to the Courtyard Garden to the rear. Exposed brick chimney breast with cast iron log burning stove and tiled hearth.

The Kitchen Area is fitted with a range of base and eye level units with solid wood worktops over, inset into which is a sink unit with mixer tap over. Freestanding Range cooker and fridge freezer. Integrated dishwasher.

A door provides access to the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert subject to up to date building regulations. Wall mounted gas central heating boiler housed within the units.

To the First Floor Landing there is access to Two Double Bedrooms and a spacious Bathroom.

Bedroom One with two windows to the front elevation.

Bedroom Two with window to the rear enjoying views over the Courtyard Garden.

The Bedrooms are served by a stylish Bathroom fitted with a white suite and chrome fittings, providing a double ended bath, walk in wet room style shower with body jets, wash hand basin with built in storage below and WC. Integrated washing machine. Tiled floor with underfloor heating. Integrated speakers.

To the Second Floor Landing there is access to Principal Bedroom Three which is a superbly sized room with attractive sloping ceiling with two inset Velux windows. Exposed brick chimney breast feature. Window to the rear. Built in wardrobes provide excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and brass fittings, providing a walk in wet room style shower with dual attachments, wash hand basin with built in storage and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is a Resident Parking Permit scheme in place and to the rear, a paved Courtyard Garden enjoying a West facing aspect, enclosed within brick walling and timber fencing.

- Leasehold - 999 years (less 12 days) from 28 June 1876
- Council Tax Band C

