



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

104 Hale Road  
Hale, Altrincham, WA15 9HS



£1,100,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://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

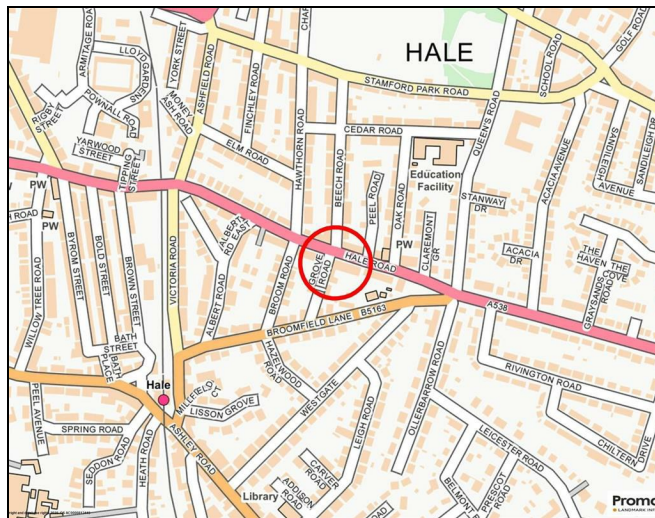
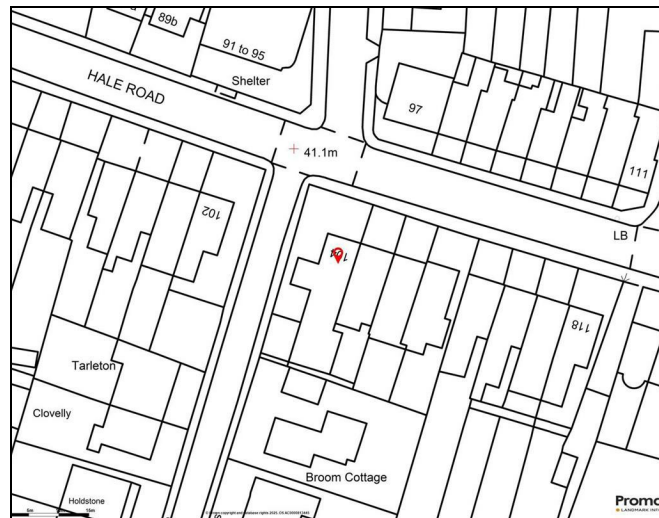
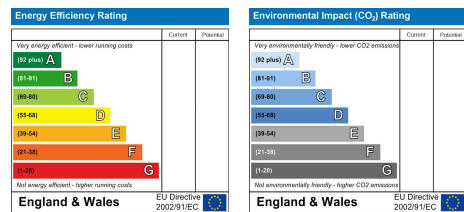


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# Overview

AN INGENUOUSLY DESIGNED AND REMODELLED VICTORIAN PROPERTY IN A GREAT LOCATION FOR BOTH HALE VILLAGE, ALTRINCHAM TOWN CENTRE, STAMFORD PARK AND SCHOOL. 2688SQFT

Hall. Lounge. Family Room. 375sqft Dining Kitchen. Pantry. Utility. WC. Five Double Bedrooms. Three Baths/Showers. Driveway. Double Garage. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 remarkable End Terraced property offering significantly more accommodation than meets the eye, extending to 2688 square feet arranged over Three Floors including a Ground Floor extension, a comprehensive Loft Conversion and a substantial attached Double Garage.

The location is fantastic within walking distance of Hale village, with its range of fashionable shops, restaurants and bars, Altrincham Town centre, its facilities, the popular Market Quarter and the Metrolink as well as Stamford Park and School.

The property is beautifully styled throughout with attractive shuttered, reproduction sash windows, high specification kitchen and bathroom fittings and with fantastic open plan living spaces downstairs to suit modern family living, providing a good sized Lounge in addition to a Family Room which is in turn open plan to the 375 square foot Dining Kitchen with Pantry, Cloaks, Ground Floor WC and Utility Room off.

There are Five Bedrooms over the Two Upper Floors served by Three Bath/Shower Rooms, including a 'Jack and Jill' En Suite to two of the First Floor Bedrooms and a most impressive 475 square foot top floor Principal Bedroom Suite of Bedroom, Dressing Area and Bathroom.

Externally, accessed from the rear of the property via Grove Road is a Driveway providing off street Parking for at least two vehicles and in turn leading to the substantial Double Garage with electrically operated roll over door and wall mounted electric car charging point.

The Gardens to the property are laid to both the front and side with connecting stone paved pathway. The side Garden area is an enclosed, walled Courtyard with stone paved South facing patio.

The Garden to the front is a genuinely useable fully enclosed space, accessed via the French doors from the Family Room and a pathway from the walled Courtyard. This has a stone paved patio with artificial grass area beyond, enclosed within walling, fencing and hedging.

In addition, there is pedestrian access from Hale Road to a pathway to the front door.

A superb family sized home ready to move into.

Comprising:

Entrance door with fan light window to the Hall with wood finish flooring, a staircase to the first floor with storage cupboard beneath and doors to the Ground Floor Accommodation.

Lounge. A well proportioned room with three shuttered windows to two elevations and an attractive cast iron fireplace. A door leads through to the Dining Kitchen which is in turn open plan to the:

Family Room. Ideal for day to day informal family living with French doors giving access to a front Garden and patio area and two shuttered windows to the side and rear. Built in computer desk with storage and media unit.

375 square foot Dining Kitchen. A fabulous space with wood vinyl flooring throughout and full wet underfloor heating. The Kitchen is fitted with a range of laminate fronted units arranged around a central Island unit with Silestone worktops and wood finish breakfast bar. Integrated or freestanding appliances including a Neff oven, Neff combination microwave oven with warming drawer, built in hob with extractor fan over, Neff dishwasher, wine cooler. Freestanding American style fridge freezer which maybe available to the incoming purchaser subject to negotiation. Wood finish door with side window leads outside and further doors lead to a Walk In Pantry and Cloaks Area with storage and Ground Floor WC off.

Large Utility Room with an extensive range of built in units with plumbing for a washing machine and dryer. Window to the side and a skylight window. Courtesy door to the Garage.

First Floor Landing serving Four Bedrooms and Two Bath/Shower Rooms.

Bedroom One has a shuttered window overlooking the rear.

Bedroom Two has a shuttered window overlooking the front.

These Bedrooms share the 'Jack and Jill' En Suite Shower Room fitted with a suite in white with black Crosswater fittings throughout, providing an open shower area with 'drench' shower head, wash hand basin with toiletry drawers below, towel rail,

Crosswater mirror with light and WC. Window to the side.

Bedroom Three has a shuttered window to the rear.

Bedroom Four has a shuttered window to the front.

The Bedrooms are further served by the Family Bathroom stylishly appointed with a suite in white with chrome fittings, providing a bath with Hansgrohe shower over, wash hand basin with toiletry cupboard below, electric heated mirror with light and WC. Window to the side. Ladder radiator.

Second Floor Landing leading to the fantastic 425 square foot Principal Bedroom Suite providing a particularly spacious Bedroom Area with three double glazed Velux skylight windows inset into the part vaulted ceiling. Extensive under eaves storage space. There is a fully fitted Walk In Dressing Area and roof light window.

This Bedroom is served by the stunning Bathroom fitted with a white suite with Crosswater gold coloured fittings, providing a double ended freestanding tub bath, wash hand basin on a stand with toiletry cupboards beneath, WC and open shower area with 'drench' shower head. Windows to the side and rear. Crosswater ladder radiator. Crosswater electric heated mirror with light. Warmup Electric underfloor heating.

An ingeniously designed and remodelled Victorian property in a great location for both Hale Village, Altrincham Town Centre and Stamford Park and School.

- Freehold
- Council Tax Band E

