



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,395,000

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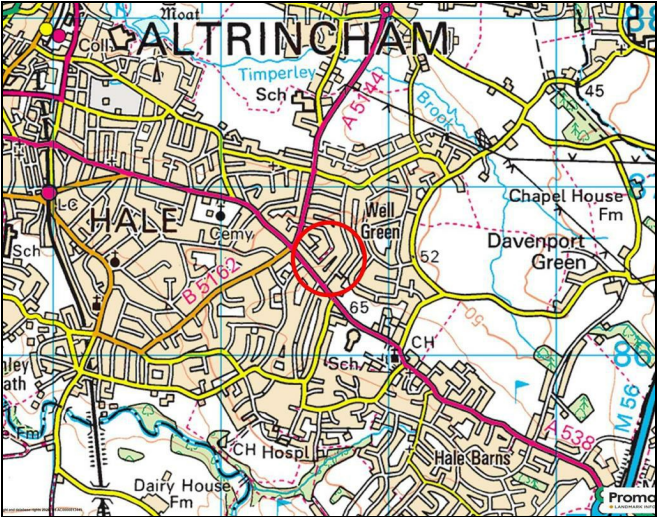
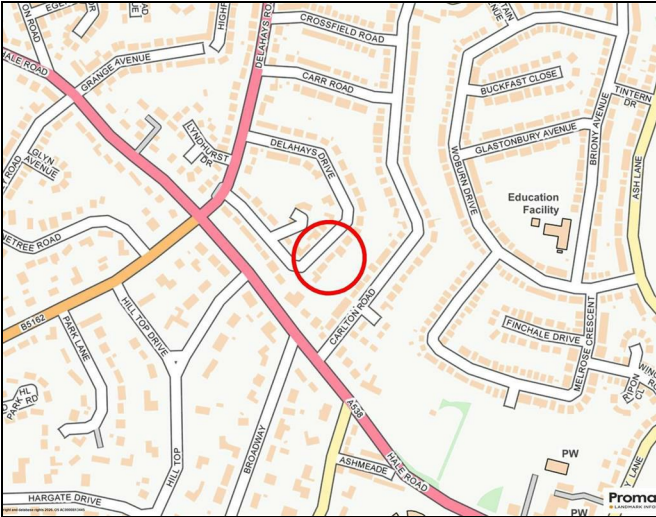
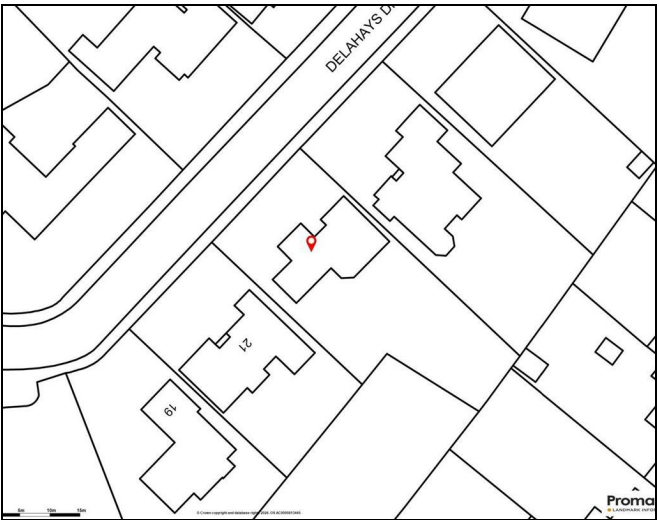
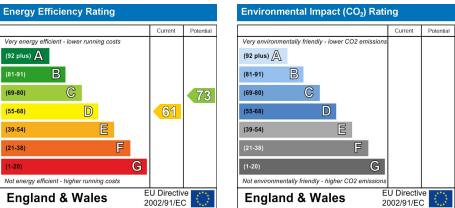


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED DETACHED FAMILY HOME WITH GOOD SIZE, SOUTH FACING GARDEN, IDEALLY POSITIONED BETWEEN HALE BARNES, ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 2710SQFT

Entrance Hall. WC. Lounge. Family Room. Dining Kitchen. Home Office. Utility. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. Recreational Room/Garage. 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 superbly proportioned Detached family home located on this desirable road, approximately equidistance to Hale Barns Square with its range of shops and Costa Coffee, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink and Hale Village with its range of fashionable restaurants, shops and bars. In addition, the property is ideally located for excellent local schools.

The well presented property is arranged over Two Floors with the accommodation extending to some 2710 square feet, providing an Entrance Hall, WC, Lounge, Family Room and Dining Kitchen to the Ground Floor in addition to a Home Office, Utility and Recreational Room/Garage and there are Four Double Bedrooms served by Three Bath/Shower Rooms to the First Floor.

Externally, there is an 'in and out' carriage Driveway, returning in front of the Recreational Room/Garage and a lawned Garden frontage.

To the rear, there is a good size private Garden with patio areas enjoying a sunny aspect.

Comprising

Impressive Entrance Hall with vaulted ceiling and two windows to the front elevation. Doors provide access to the Ground Floor living accommodation. A spindle balustrade staircase rises to the First Floor. Access to useful under stairs storage. Decorative radiator cover.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin with built in storage and WC. Opaque window to the side elevation.

Lounge enjoying a dual aspect with window to the front elevation and French doors overlook and provide access to the gardens to the rear. Cast iron wood burning stove to the chimney breast.

Family Room with window to the rear elevation enjoying views over the gardens, currently being used as a fifth bedroom. Fireplace feature. Built in cupboards and display shelves.

Open Plan Dining Kitchen with clearly defined areas. To the Dining Room there is a vaulted ceiling with doors and windows overlooking and providing access to the gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a sink unit with mixer tap over and tiled splash back. There is space for a range cooker and American style fridge freezer. Integrated dishwasher. Window to the front elevation.

Double doors lead to a Home Office with built in furniture providing a desk, drawers, cupboards and shelving. Window to the front elevation.

Utility Room fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Space and plumbing for a washing machine. Wall mounted gas central heating boiler. Window to the rear elevation.

Recreational Room/ Garage utilised with doors to the front and rear of the garage.

To the First Floor Landing there is access to Four Double Bedrooms, served by Three Baths/Shower Rooms. Opaque window to the rear elevation. Window to the front elevation. Loft access point with pull down ladder. Built in cupboard.

Superbly proportioned Principal Bedroom One with two windows to the front elevation. Loft access point with pull down ladder.

This room is served by an En Suite Bathroom fitted with a Jacuzzi style bath, double width shower cubicle with thermostatic shower, dual wash hand basins with built in storage and WC. Opaque window to the rear elevation. Walk in wardrobe with window to the rear elevation. Built in shelving and hanging rails.

Bedroom Two enjoying a dual aspect with windows to the front and rear elevations. Built in wardrobes and display shelving.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Tiling to the wall and floor. Opaque window to the side elevation.

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

Bedroom Four with window to the rear elevation enjoying views over the gardens. Built in wardrobes providing excellent storage.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash and basin and WC. Opaque window to the side elevation.

Externally, there is an 'in and out' carriage Driveway, providing ample off road Parking and returning in front of the Recreational Room/Garage. Lawned Garden frontage with well stocked borders.

To the rear, the Garden is a generous size and enjoys a sunny aspect, with paved patio area adjacent to the back of the house, accessed via doors from the Lounge and Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, with further paved patio area.

- Freehold
- Council Tax Band G

