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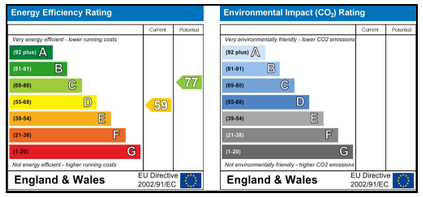
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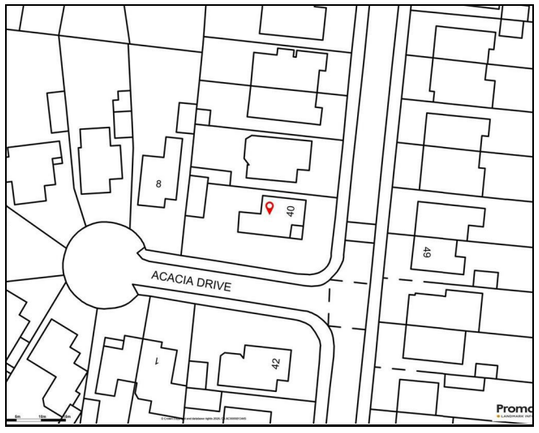
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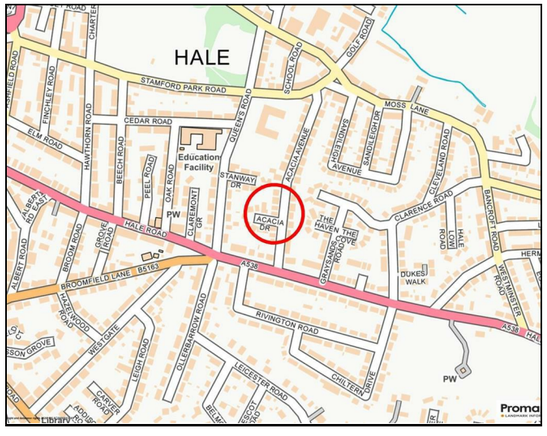
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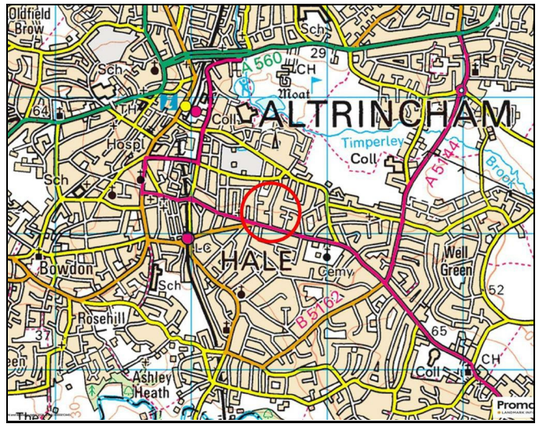
energy efficiency

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 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.

overview

A CHARMING DETACHED FAMILY HOME SET ON A LOVELY MATURE CORNER PLOT, OFFERING SCOPE TO EXTEND AND IMPROVE, IDEALLY LOCATED WITHIN WALKING DISTANCE OF STAMFORD PARK AND SCHOOL AND CLOSE TO HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 2103SQFT

Porch. Hall. WC. Lounge. Dining Room. Morning Room. Kitchen. Four Bedrooms. Family Bathroom. Driveway. Double Tandem Garage. Lovely Gardens.



in detail

A well presented and most attractive double height, bay fronted Detached family home, on a mature corner plot with Garden areas laid to the front, side and rear.

The property has been well cared for during the seller's long period of ownership but now offers the opportunity to for an incoming purchaser to update, improve and extend to their own specification subject to any necessary consents.

The property is located within a popular area, within walking distance of Stamford Park and School and approximately equidistant to Hale Village with its range of fashionable, shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink.

As it stands, the property has a family sized accommodation arranged over Two Floors, extending to approximately 2103 square feet and this is in addition to a substantial Double Tandem Garage which is positioned off a Driveway to the to the rear of the property.

An internal inspection will reveal:

Entrance Porch. Hall with staircase to the First Floor. Ground Floor WC.

Lounge with French door and windows giving access to and enjoying aspects to the rear garden with attractive stained glass window features.

Separate Dining Room with wide bay window to the front elevation.

Morning Room with window overlooking the side garden area. A door leads through to the:

Kitchen with door leading outside and window overlooking the gardens. The Kitchen is fitted with a range of wood fronted units.

First Floor Landing with under eaves storage and cupboard space and serving Four Bedrooms and a Family Bathroom.

Principal Bedroom One with a wide bay window to the front.

Bedroom Two with a window overlooking the rear.

Bedroom Three with a window to the side and access to under eaves storage space.

Bedroom Four with a window to the side.

The Bedrooms are served by the Family Bathroom fitted with a white suite, providing a bath with shower over, wash hand basin and WC.

Externally, a Driveway accessed via Acacia Drive positioned to the rear of the property provides off street Parking, this leads to the substantial 400 square double tandem Garage.

It is anticipated that an incoming purchaser may wish to recreate off street parking to the front of the property off Acacia Avenue, subject to any consents required. This would enable the rear driveway to be incorporated within the rear Garden.

In addition, the nature of the position of the Garage to the rear means that you could easily half the size of the Garage by demolishing the front section and this would also enable this area to be incorporated within th rear Garden, substantially increasing the size. The remaining Garage could easily be turned into a substantial Garden Room suitable for a variety of uses.

The Gardens are a lovely feature with the front, side and rear being laid principally to areas of lawn enclosed within mature borders and hedging with patio areas to the rear.

A lovely property, ready to move into but at the same time offering enormous additional potential.

- Freehold
- Council Tax E

