



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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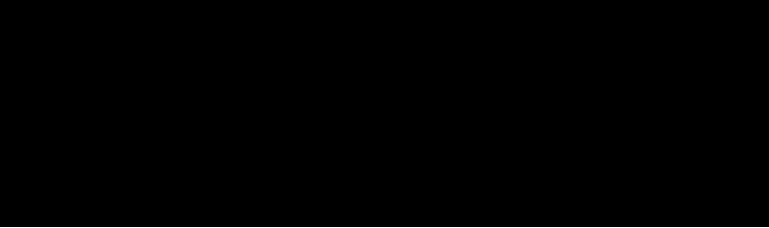
2 Laburnum Lane Hale, Altrincham, WA15 0JR



£1,100,000

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HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

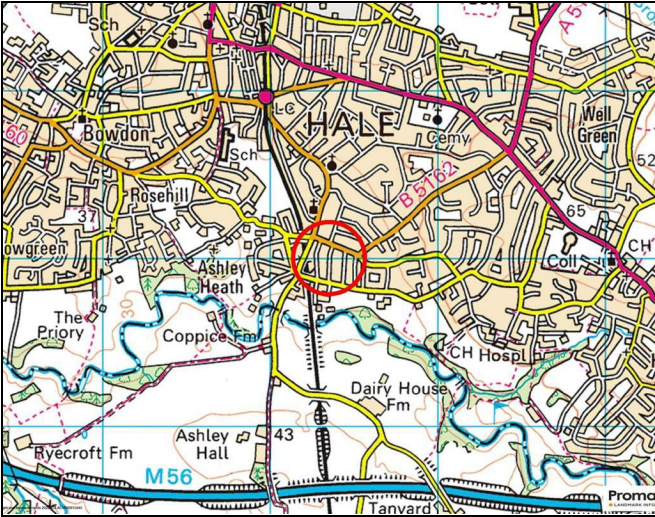
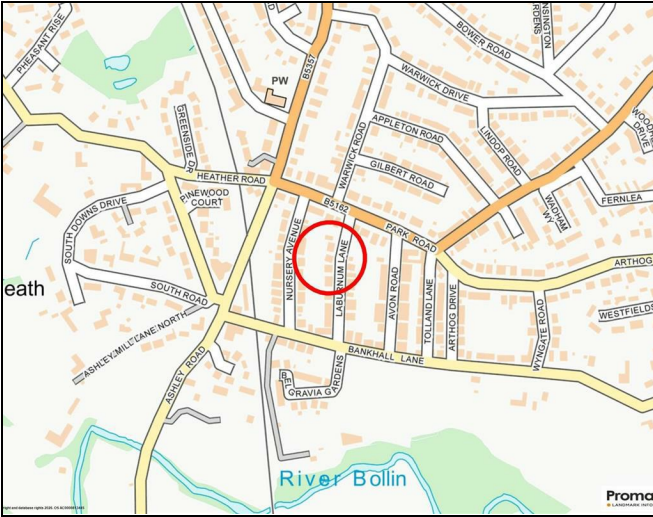
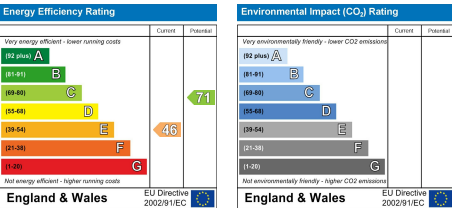
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

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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 FANTASTIC THREE STORY PERIOD SEMI DETACHED FAMILY HOME, LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 2000SQFT

Porch. Hall. WC. Lounge. Family. Impressive Live In Dining Kitchen. Utility. Five Bedrooms. Two Bath/Shower Rooms. Driveway. West facing Gardens.



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 superb Period Semi Detached family home, ideally located on this most desirable road within a few minutes walk of the centre of Hale Village with its range of fashionable shops, eateries and bars and providing versatile family accommodation arranged over Three Floors, extending to approximately 2000 sqft.

The property has been extended and improved to provide a layout that meets the needs of the modern family yet has been done to retain the original character of the property with some attractive stained glass window features, internal panelled doors, attractive, original or reproduction fireplace features and a spindle balustrade staircase rising through the floors.

The family accommodation provides Two Reception Rooms to the Ground Floor in addition to a fabulous 300 sqft Live In Dining Kitchen featuring full width patio doors onto the gardens.

Over the Two Upper Floors are up to Five Bedrooms, Four Double Rooms and One Single Room, currently utilised as a Home Study and these Bedrooms are served by Two stylishly appointed Bath/Shower Rooms, One being En Suite to the Principal Bedroom.

The excellent family living space is complemented by off street Parking and a particularly good sized Garden to the rear which enjoys a side South and rear West facing aspect, enjoying the sun throughout the day and into the evening.

Overall, an ideal family home in a first class location.

Comprising:

Porch. Original Entrance door with stained glass windows to the Hall. Corniced ceiling. Cast iron traditional style Castrads radiator. A spindle balustrade staircase to the First Floor. Panelled doors to the accommodation.

Ground Floor WC, well appointed with a white suite with chrome fittings, providing a WC and wash hand basin with tiling to the walls and floor. Vanity mirrors. LED lighting.

Lounge with bay window to the front and further window to the side with leaded stained glass features and having an intricate corniced ceiling and ceiling rose. Attractive cast iron fireplace with living flame fire.

Family Room/Play Room, ideal for informal family living with a window to the side. Glazed door to the Utility Area. Floor hatch to the Cellars.

The Utility Area housing space for stacked washing machine and dryer. Window to the side.

300 square foot Live In Dining Kitchen. A fabulous split level space featuring tall, full width patio doors giving access to and overlooking the Gardens. The raised kitchen area has been designed to enjoy views over the gardens. Integrated Neff twin ovens, five ring Bora induction venting hob with built in extraction, Quooker boiling and filtered hot water tap, integrated Neff dishwasher and built in fridge and freezer units. Underfloor heating throughout the Dining Kitchen.

First Floor Landing with a continuation of the staircase to the Second Floor. Airing/Linen cupboard.

Principal Bedroom One with window overlooking the rear Garden. Custom built wardrobes

The Bedroom is served by the stylish En Suite Bathroom fitted with a white suite with chrome fittings, providing a double open shower area with drench shower head, vanity unit wash hand basin and WC. Plate glass vanity mirror. Window to the rear. Chrome ladder radiator.

Bedroom Two with two windows to the front and an attractive cast iron fireplace. Corniced ceiling. Sink.

Bedroom Three/Study. A Single Room ideal as a Home Office with a widow to the front.

Family Bathroom fitted with a suite in white with chrome fittings, providing a freestanding bath, wash hand basin, shower cubicle and WC. Two windows to the side. LED lighting.

Second Floor Landing with large Velux skylight window and doors to Two further Bedrooms.

Bedroom Four. A delightful room located under the eaves of the property, with attractive sloping but not restricted ceiling heights with a window enjoying aspects to the rear and two Velux skylight windows. Under eaves storage. Cast iron fireplace.

Bedroom Five, again with attractive sloping ceilings, a window to the front and Velux skylight window to the ceiling. Two sets of custom built wardrobes. Cast iron fireplace.

The front of the property has a block paved Driveway providing good off street Parking and enclosed with maturely stoked borders, privet hedging and timber fencing.

A pathway leads down the side of the property to the rear Garden, with a paved path and patio area returning across the back of the house. Beyond the Garden is laid to a long expanse of lawn, again with maturely stocked borders, timber fence enclosure and trees within the boundaries of this and neighbouring properties providing an attractive outlook and good screening.

Summer House/Shed. South West facing aspect.

This Garden completes a first class family sized home in a great location.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 2000 Sq. Feet
= 185.8 Sq. Metres

