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

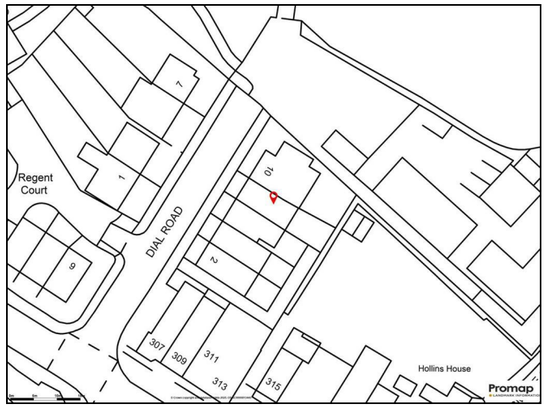
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
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WATERSONS
INDEPENDENT ESTATE AGENTS

location

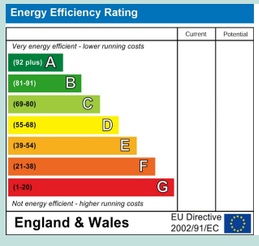


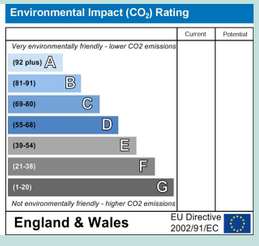




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

WATERSONS
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8 Dial Road

Hale Barns, Altrincham, WA15 8SR



A BEAUTIFULLY PRESENTED, UPDATED AND EXTENDED PERIOD TERRACED PROPERTY ARRANGED OVER THREE FLOORS WITH HALE BARNS VILLAGE AND RINGWAY GOLF CLUB ON ITS DOORSTEP. 1390 SQFT

Hall. WC. Lounge. Open Plan Live In Dining Kitchen. Utility. Three Double Bedrooms. Two Bath/Shower Rooms. Permit Parking. Sunny aspect Gardens. No Chain.

£510,000

www.watersons.net

in detail





A beautifully presented, updated and extended Period Terraced property in this popular neighbourhood with Hale Barns Village and Ringway Golf Course literally on its doorstep. In addition, the property is ideally located for local schools, Altrincham Town Centre and excellent Motorway links.

The superbly appointed property is arranged over Three Floors with the accommodation extending to some 1390 square feet and benefits from newly fitted carpets and has been repainted throughout.







The accommodation provides a Hall, WC, Lounge, Open Plan Live In Dining Kitchen and Utility Room to the Ground Floor and Three Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Resident's Parking Permit scheme in place and a low maintenance Gardens to the rear enjoying a sunny aspect.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Lounge with angled bay window to the front elevation. Attractive cast iron fireplace feature to the chimney breast with tiled hearth and wood surround.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC.

Open Plan Live In Dining Kitchen is a superb space with part vaulted ceiling and two inset Velux windows. French doors and windows overlook and provide access to the garden to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, incorporating an island unit. Integrated double oven, five ring gas hob with extractor fan over, fridge and dishwasher.

Utility Room with built in worktop and there is space and plumbing for a washing machine and tumble dryer. Freestanding freezer. Wall mounted gas central heating boiler.

To the First Floor Landing there are Two excellent Double Bedrooms served by a Bathroom and Shower Room. A staircase rises to the Second Floor.

Bedroom One with two windows to the front elevation. Attractive cast iron fireplace feature.

Bedroom Two with two windows enjoying views over the gardens to the rear.

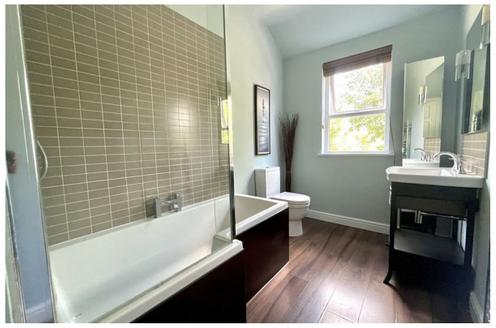
The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with thermostatic shower over, dual attachments and glazed screen, wash hand basin and WC. Built in storage cupboard. Window to the rear elevation.





Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin with storage below and WC. Window to the front elevation.

To the Second Floor Landing there is access to Bedroom Three. Inset Velux window.







Bedroom Three with wide window to the rear elevation enjoying views over the gardens. Two inset Velux windows. Access to roof void storage.

Externally, there is a residents Parking Permit scheme in place and a low maintenance Garden frontage.

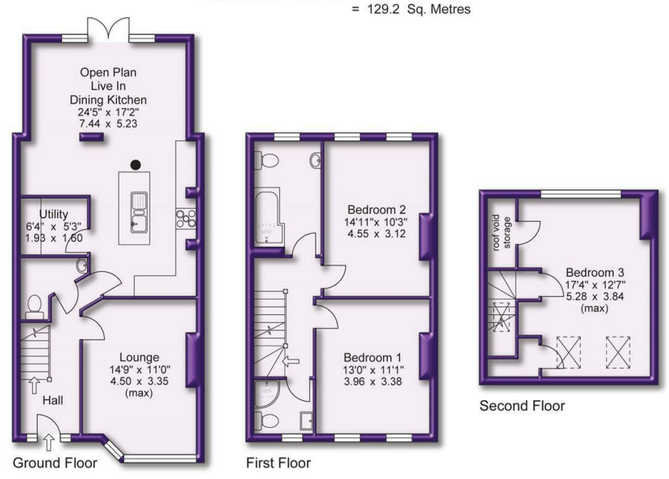
To the rear, the Garden is accessed via French doors from the Open Plan Live In Dining Kitchen, enclosed within timber fencing and hedging and enjoys a sunny Southerly facing aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

AGENTS NOTE: We have included some AI-generated images which are intended purely for illustration and inspiration purposes, rather than an exact representation of scale, layout, or furniture placement.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1390 Sq. Feet
= 129.2 Sq. Metres



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