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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£850,000

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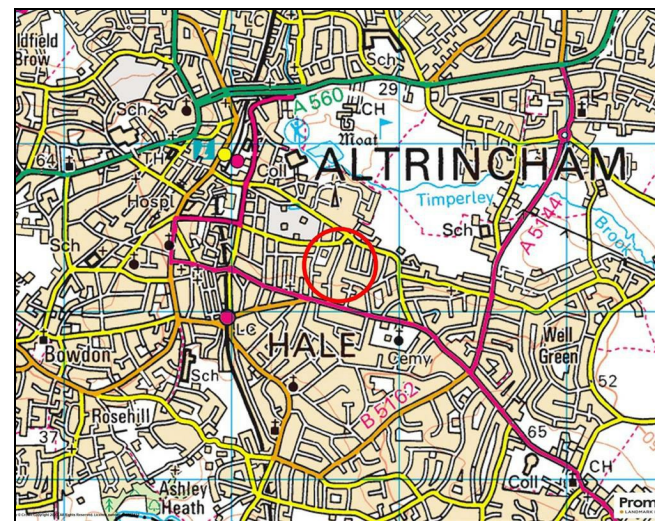
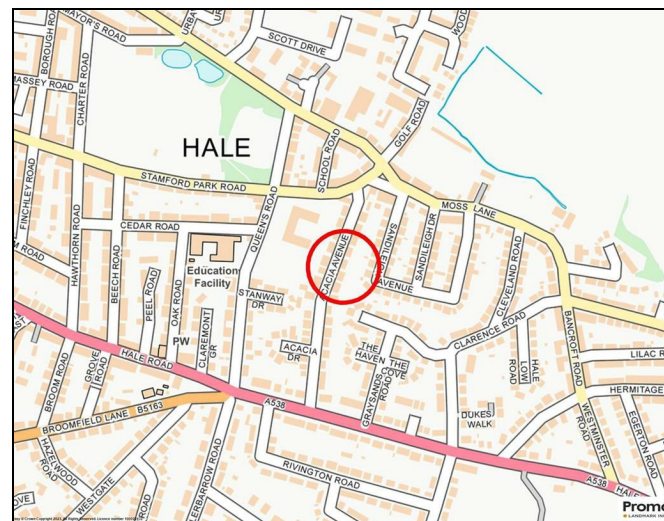
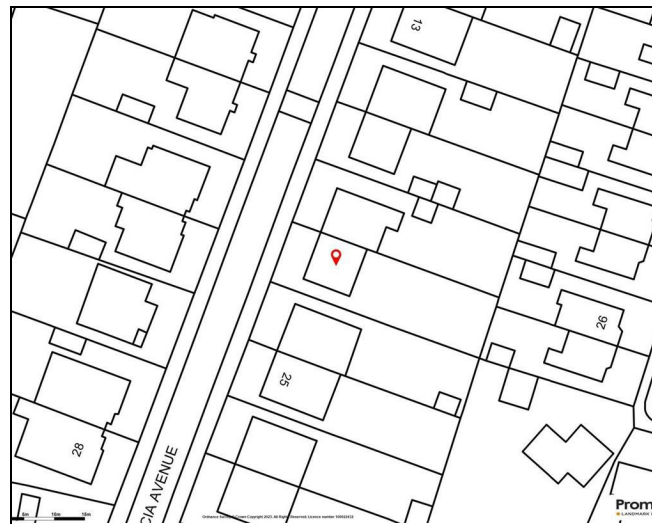
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-91) A	
(81-91) B		(67-81) B	
(69-80) C		(55-66) C	
(55-68) D		(48-54) D	
(39-54) E		(39-47) E	
(21-38) F		(17-38) F	
(1-20) G		(1-16) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



overview

A BEAUTIFULLY PRESENTED, EXTENDED AND REMODELLED SEMI DETACHED HOME IN A POPULAR NEIGHBOURHOOD, WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, STAMFORD PARK AND CLOSE TO ALTRINCHAM TOWN CENTRE AND HALE VILLAGE. 1605 SQFT.

Hall. WC. Lounge. Open Plan Live In Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. South facing Garden. No Chain.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 beautifully presented, extended and remodelled Semi Detached property in this popular area within walking distance of both Hale Village with its range of fashionable, shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink and with Stamford Park and School on the doorstep.

The stunning property is arranged over Two Floors with the accommodation extending to some 1605 square feet, providing a Hall, Lounge, Open Plan Live In Dining Kitchen, Utility Room and WC to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear there is a lawned Garden with patio area enjoying a sunny aspect.

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

Comprising.

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

Lounge with window to the front elevation.

Utility Room with window and door to the side elevation. Wall mounted gas central heating boiler.

Ground Floor WC fitted with contemporary white suite and chrome fittings, providing a wash hand basin and WC. Part tiled walls. Two opaque windows to the front and side elevations.

Crittall doors lead to an impressive Open Plan Live In Dining kitchen with two skylight roof lights and bi folds doors overlook and provide access to the delightful gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with quartz worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, combination microwave oven, fridge, freezer and dishwasher. The worktops incorporate an island unit. Built in shelving. A door leads to a Pantry with built in units.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Window to the front elevation.

Principal Bedroom One with window to the rear elevation overlooking the Gardens. This room enjoys an En Suite Bathroom fitted with a contemporary white suite and brass fittings, providing a bath with dual shower attachments over, wash hand basin with built in storage and WC. Tiling to the walls and floors. Wall mounted heated towel radiator.

Bedroom Two with window to the rear elevation enjoying views over the delightful gardens to the rear.

Bedroom Three with window to the front elevation.

Bedroom Four with window to the side elevation.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with dual attachments, wash and basin with built in storage and WC. Tiling to the walls and floors. Opaque window to the front elevation.

Externally, there is a paved Driveway providing off road Parking for two vehicles and a lawned Garden frontage with well stocked border, enclosed within timber fencing.

To the rear, the Gardens are a delightful feature with paved patio area adjacent to the back of the house, accessed via the bi-fold doors from the Open Plan Living Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, and is enclosed within timber fencing.

The Garden is South facing, therefore enjoys a sunny aspect throughout the day.

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

- Freehold
- Council Tax Band D

