



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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61 Westgate

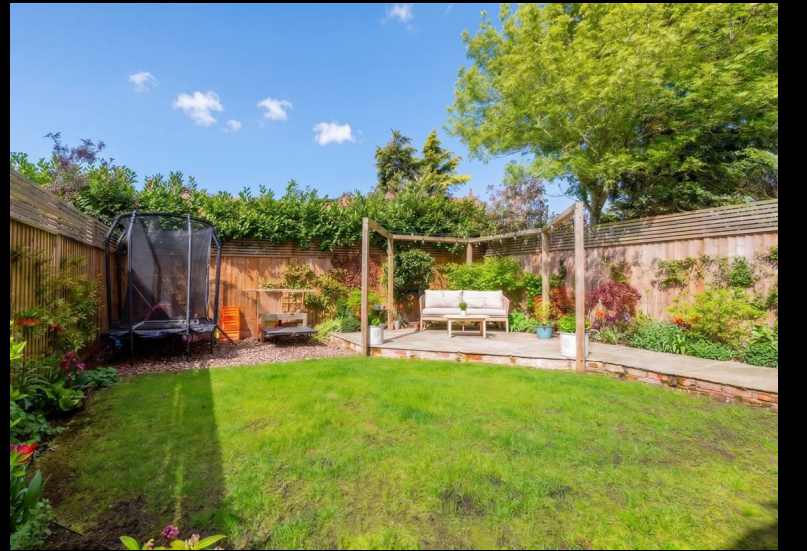
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£1,100,000

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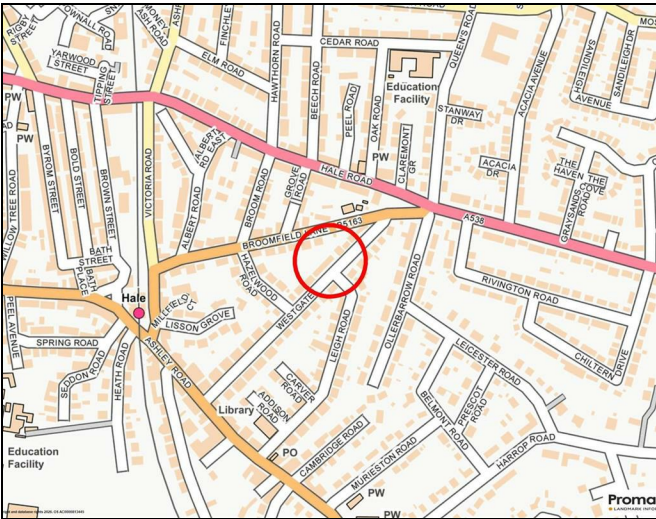
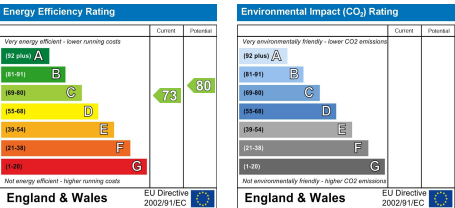


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energy efficiency

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



overview

A SUPERB MODERN SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS, IDEALLY LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 2044sqft.

Hall. WC. Boot Room. 350 sqft Double Reception Room. Stunning 380 sqft Live In Breakfast Kitchen. Four Double Bedrooms. Three Bathrooms. Driveway. West facing 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 most attractively designed and superbly proportioned modern Semi Detached family home, perfectly located on this extremely desirable road within a moments' walk of the heart of Hale Village with its range of fashionable shops, eateries and bars and also within walking distance of Stamford Park and School and Altrincham Town Centre and the popular Market Quarter.

The beautifully presented property offers well balanced family accommodation arranged over Three Floors extending to approximately 2044 square feet and features a fabulous open plan configuration to the Ground Floor, providing a 350 square foot Living Area and a 380 square foot Live In Breakfast Kitchen.

Over the two upper floors are Four Double Bedrooms served by Three Bathrooms, two being En-Suite, including a Top Floor Principal Bedroom Suite.

Externally, there is a Driveway providing off road parking and to the rear a west facing Garden with paved and lawned areas.

Comprising:

Covered Porch. Open plan Entrance Hall with Oak flooring. A spindle balustrade staircase rises to the First Floor.

Boot Room fitted with a range of base and eye level units with worktops over. Built in Cloaks Area with seating. Integrated freezer. Space and plumbing for a washing machine and tumble dryer. Built in dog wash station with hand held shower. Tiled floor. Doors to the front and rear elevations. Under floor heating.

Ground Floor WC fitted with a contemporary suite providing a wash hand basin and W.C. Panelling to the walls.

Fabulous split level 350 square foot Double Reception Room. There is a Dining Area to the upper level with window to the front elevation. Built in display shelving and storage units along one wall. Stripped and stained Oak flooring.

Two steps lead down to the main Living Area with an impressive bespoke wall unit with built in shelving. Under floor heating.

Crittall doors lead into the 380 square foot Live In Breakfast Kitchen, with the Living and Breakfast Area featuring full width sliding doors which overlook and provide access to the Gardens to the rear, and with a vaulted ceiling with four inset Velux windows adding to the abundance of natural light. Under floor heating.

The Kitchen Area is fitted with an extensive range of contemporary base and eye level units with Corian worktops over incorporating an island unit. Inset into the worktops are two sinks, one with a Quooker tap over, and corian splashback. Integrated appliances include: a Neff oven, a microwave combination oven, induction hob with extractor fan over, dishwasher and fridge freezer. Two opaque windows to the side elevation. LED lighting. Ceramic flooring with under floor heating.

To the First Floor there are Three excellent Double Bedrooms served by Two Bathrooms, one being En Suite. Opaque window to the side elevation and a staircase rises to the Second Floor Landing.

Bedroom One with window to the front elevation and there are built in wardrobes. This room enjoys an En Suite Bathroom fitted with a white suite and chrome fittings with shaped bath with thermostatic shower over, wash hand basin and W.C. Part tiled walls. Tiled floor. Opaque window to the front elevation.

Bedroom Two is a Double Bedroom with window to the rear elevation. A door provides access to a Walk in Wardrobe with built in hanging and storage space.

Bedroom Three is another Double Bedroom to the rear elevation enjoying views over the Gardens.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings with double ended bath, separate shower cubicle with thermostatic shower and glazed door, wash hand basin and W.C. Tiling to the walls and floor, halogen lighting. Opaque window to the front elevation.

To the Second Floor landing there is access to Principal Bedroom Four, En Suite Bathroom and Utility room. Access to useful roof void storage. Two windows to the side elevation. Loft access point. Utility room with space and plumbing for a washing machine and dryer. Wall mounted gas central heating boiler and pressurised system.

Principal Bedroom Four is a superb size with a window to the front elevation, built in wardrobes and drawers providing excellent hanging and storage space. Additional Walk-in Storage Cupboard with built in shelving.

This room enjoys an En Suite Bathroom with a white suite and chrome fittings providing a corner bath, separate corner shower cubicle, wash hand basin with built in storage and W.C. Tiled walls and floors, halogen lighting. Opaque window to the rear elevation.

Externally, the front of the property is approached by a paved Driveway enclosed by brick walling and providing off street parking. To the rear the Gardens enjoy lawned and paved patio areas with a paved Patio Area adjacent to the back of the house accessed via the sliding patio doors from the Breakfast Kitchen.

The Garden enjoys well stocked borders with a variety of plants, shrubs and trees and there is excellent all year round screening. The Garden enjoys a West facing therefore sunny aspect and enclosed by brick walling and timber fencing.

A stunning property in a great location.

- Freehold
- Council Tax Band G

