



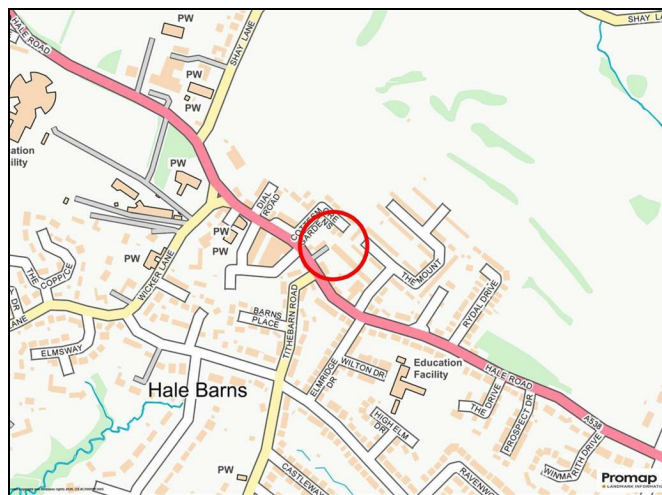
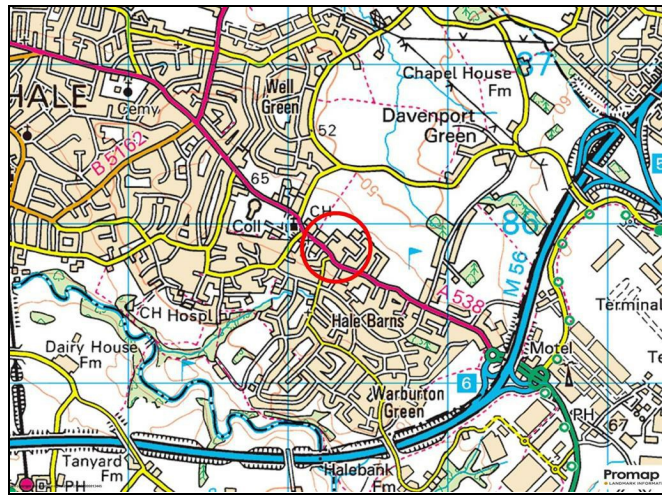
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INDEPENDENT ESTATE AGENTS

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)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	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	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Knutsford View Hale Barns, Altrincham, WA15 8SU



A SUPERB VICTORIAN END TERRACE FEATURING A FANTASTIC LOFT CONVERSION, OFF ROAD PARKING AND SUNNY ASPECT GARDEN FRONTAGE WITH HALE BARNS CENTRE ON ITS DOORSTEP. 1284 sq ft.

Lounge. WC. Impressive Open Plan Dining Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Off Road Parking. Garden. No Chain.

£525,000

in detail



A charming, extended and remodelled Victorian Terraced property, forming part of this historic Terrace, built in 1897 according to the date stone, enjoying a peaceful and secluded position just off, yet well set back from, Hale Road right in the heart of Hale Barns Village Centre. As such shops, restaurants and the Bulls Head Pub are all on the doorstep, as are Holy Angels Roman Catholic Church, Shay Lane Synagogue and Elmridge School.



The stylish property is arranged over three floors with the accommodation extending to some 1284 sq ft providing a Lounge, WC and impressive Open Plan Dining Kitchen to the Ground Floor and Three Double Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is off road parking for two cars and a south facing, therefore sunny aspect Garden frontage.

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

Comprising:

Entrance door to the Lounge with a bay window to the front elevation, enjoying views over the Gardens.



Ground Floor WC with contemporary white suite and chrome fittings. Tiled floor.

Impressive 300 sq ft Open Plan Dining Kitchen with part vaulted ceiling and two inset Velux windows making this a naturally light space.

The Kitchen Area is fitted with a range of base and eye level units with worktops over inset into which is a sink unit with mixer tap over and tiled splash back. Integrated appliances include a double oven, gas hob with extractor fan over, fridge, freezer and dishwasher. Window to the rear elevation.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A further staircase rises to the Second Floor.

Bedroom One with two windows to the rear elevation.

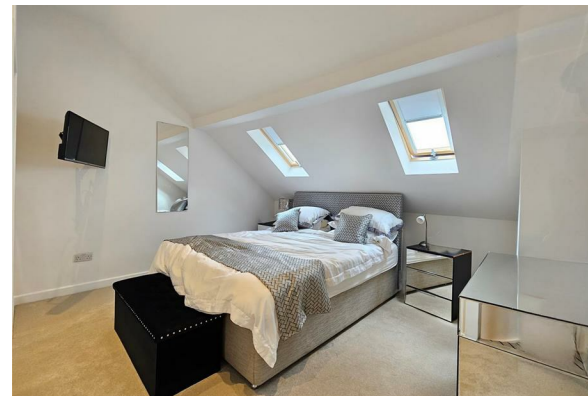
Bedroom Two with a window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and black fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the side elevation. Built in storage cupboard with wall mounted gas central heating boiler.



To the Second Floor there is access to Principal Bedroom Three which is an excellent space featuring a vaulted ceiling with two Velux skylight windows providing an abundance of natural light and excellent views. Built in cupboard.

This room is served by an En Suite Bathroom fitted with a contemporary white suite and black fittings comprising of an enclosed shower, wash hand basin and WC. Inset Velux window. Extensive under eaves built in storage space.



Externally, there is off road parking for two cars and an enclosed South facing Garden enjoying an sunny aspect.

To the rear of the property there is access to the right of way running across the rear of the property for bin collection etc.

The front Garden is an appealing feature of the property with a paved path leading to a patio area enclosed with tall, mature privet hedging providing privacy for outside dining. Beyond this there is an area of lawn with stocked borders.

- Leasehold - 999 years less 1 day from 15 December 1896
- Council Tax band D

Approx Gross Floor Area = 1284 Sq. Feet
(Including Roof Void Storage) = 119.4 Sq. Metres

Approx Gross Floor Area = 1197 Sq. Feet
(Excluding Roof Void Storage) = 111.3 Sq. Metres

