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

INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

INDEPENDENT ESTATE AGENTS

39 Avon Road

Hale, Altrincham, WA15 0LB





£660,000

www.watersons.net

































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

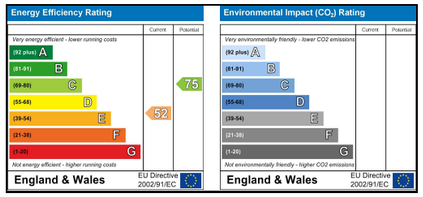
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

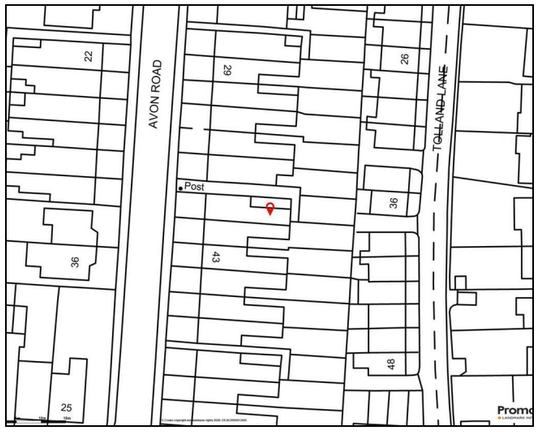
WATERSONS
INDEPENDENT ESTATE AGENTS

rightmove.co.uk The UK's number one property website
FindaProperty.com
Find our properties at homemover.org
propertyfinder.com

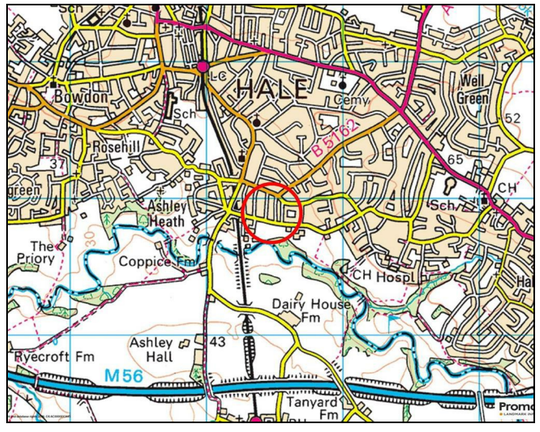
energy efficiency

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









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.

overview

A SUPERBLY PROPORTIONED, BAY FRONTED PERIOD TERRACED PROPERTY LOCATED ON THIS DESIRABLE ROAD, WALKING DISTANCE OF HALE VILLAGE AND BOLLIN WALKS. 1517 SQFT.

Hall. Lounge. Dining Room. Breakfast Kitchen. WC. Cellar Chamber. Store. Three Bedrooms. Bathroom. Driveway. Gardens. Garden Store.



in detail

A superbly proportioned, Period End Terrace located within this popular neighbourhood and within walking distance to Hale Village, its amenities and local schools.

The well presented property is arranged over Three Floors with the accommodation extending to some 1517 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Three Double Bedrooms served by a Family Bathroom to the First Floor.

The property benefits from Cellars, which although are unlikely to comply with modern building regulations, do nonetheless have plaster boarded walls and are usable as additional occasional space.

Externally, there is a driveway providing off road parking and a Courtyard and lawned Garden to the rear.

Comprising:

Recessed Porch. Leaded glass panelled door. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Tiled floor. Panelled wall feature.

Lounge with square bay window with stained and leaded glass feature to the front elevation. To the chimney breast there is an attractive cast iron, coal-effect, gas living flame fireplace with tiled hearth. Built-in display shelving and storage to either side of the chimney breast recess. Picture rail surround.

Dining Room with window to the rear elevation with views over the Courtyard and Garden beyond. Picture rail surround.

Breakfast Kitchen fitted with a range of base and eye-level units with worktops over, inset into which is a stainless steel, sink and drainer unit with mixer tap over and tiled splashback. Integrated stainless steel oven, four ring gas hob and extractor fan over, fridge, freezer and dishwasher. Space and plumbing suitable for a washing machine. Two windows to the side elevation and a door provides access to the same. Tiled floor.

Garden Store with vaulted ceiling and plaster boarded walls. Wall-mounted, gas central heating boiler.

To the Lower Ground Floor are the Cellars which have been converted although do not comply with modern building regulations.

Cellar Chamber window to the front elevation.

WC fitted with a white suite and chrome fittings.

Store Room with built in cupboard. Access to sub-floor storage.

To the First Floor Landing there is access to Three good size Bedrooms and a Family Bathroom. Panelled wall feature. Skylight window.

Bedroom One with square bay window to the front elevation. Attractive cast iron fireplace feature to the chimney breast.

Bedroom Two with window to the rear elevation enjoying views over the Courtyard and Garden to the rear.

Bedroom Three with window to the rear elevation enjoying views over the Gardens.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin with built-in storage below and WC. Opaque window to the side elevation. Part-tiled walls.

Externally, there is a paved Driveway providing off road parking.

To the rear, there is a paved Courtyard accessed via a door from the Breakfast Kitchen. A gate leads to a right of access for wheelie bins, and beyond there is a lawned Garden with stocked borders with a variety of plants and shrubs enclosed within timber fencing, hedging and brick wall.

- Freehold
- Council Tax Band D

