



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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26 Leigh Road  
Hale, Altrincham, WA15 9BE



Asking Price £1,050,000

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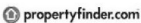


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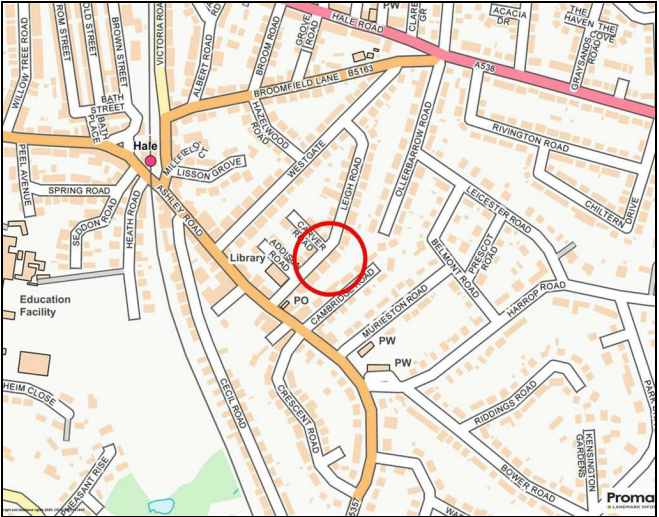
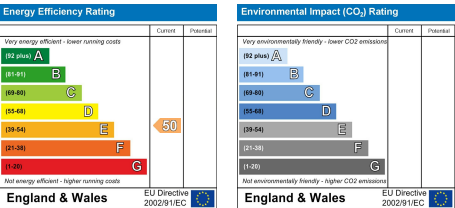


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# energy efficiency

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



# overview

A BEAUTIFULLY RENOVATED VICTORIAN END TERRACE BY GROSVENOR HOMES, OFFERING STYLISH AND SPACIOUS ACCOMMODATION ARRANGED OVER FOUR FLOORS, IDEALLY POSITIONED IN THE HEART OF HALE VILLAGE AND WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS.

Hall. Lounge. 500sqft Family Living and Dining Room and Breakfast Kitchen. Utility. WC. Four Bedrooms. Three Bath/Shower Rooms. Parking Area to the rear. Gardens. No Chain.



**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.

# in detail

Another superb renovation of a Victorian property by Grosvenor Homes!

We are delighted to present to the market this beautiful double height, bay fronted Victorian property, comprehensively renovated and improved by local property developer Grosvenor Homes to create a stylish and spacious family home with accommodation arranged over Four Floors, including Converted Loft and Cellars, extending to approximately 1,900 square feet.

The property enjoys a heart of Hale Village location, with the fashionable shops, restaurants and bars on the doorstep, and is also within walking distance of both Altrincham Boys' and Girls' Grammar Schools.

The property enjoys off street Parking with an electric car charging point positioned to the rear of the property, a rare feature for a Terraced property this close to the Village.

To the Ground Floor arranged off the Hall, the property enjoys a spacious Lounge with polished cast iron fireplace feature and bay window to the front.

At the heart of the property is the stunning 500 square foot open plan Family Living and Dining Room and Breakfast Kitchen with the Living and Dining space having patio doors giving access to an enjoying aspect of the gardens. This is in addition to a large skylight window inset into the part vaulted ceiling and there is parquet design flooring throughout.

The Kitchen area fitted with an extensive range of custom built units incorporating a central island unit with breakfast bar and a walk-in pantry. Appliances include oven, combination microwave oven, hob, extractor fan, freestanding American style fridge freezer, dishwasher and Quooker boiling hot water tap.

The Lower Ground Floor Converted Cellars provide a well equipped Utility Room and a Guest WC.

Over the Two Upper Floors are Four Bedrooms served by Three Bath/Shower Rooms.

The Principal Bedroom at First Floor level enjoys a wide bay window and En Suite Shower Room, whilst the Top Floor Bedroom, also with En suite, enjoys far reaching views to the rear.

A shared access Driveway to the side of the property serving just 24 and 26. Leigh Road leads to a block paved patio and Parking area situated behind the property. Beyond this, the Garden is laid to lawn with timber fence and hedge enclosure. There is a right of way for wheelie bin access.

This completes a stunning family sized home in a supreme location, ready to move into with the minimum of fuss.

- Freehold
- Council Tax band E

