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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

63 Ashfield Road

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£875,000

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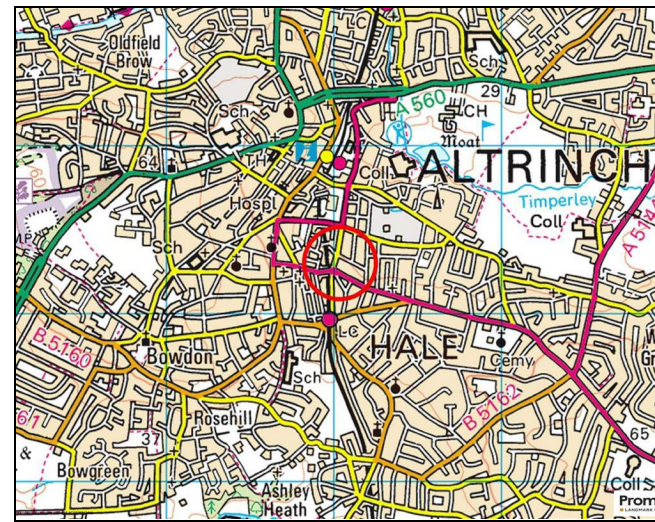
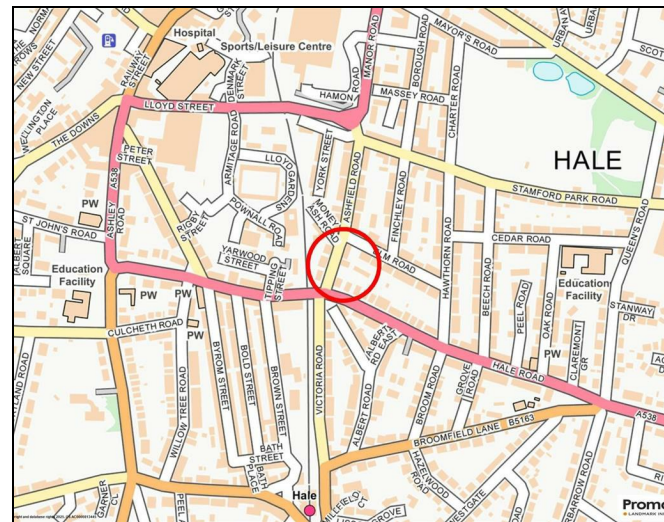
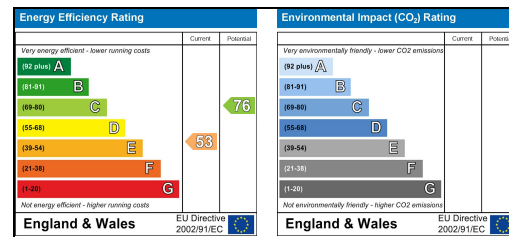


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED PERIOD TERRACED HOME LOCATED ON THE POPULAR TREE ROADS, WITHIN WALKING DISTANCE OF STAMFORD PARK, HALE VILLAGE, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK. 1714 SQFT

Porch. Hall. 400sqft Open Plan Living and Dining Room and Breakfast Kitchen. GFWC. Utility. Playroom. Shower Room. LGFWC. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Private Garden.



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 superbly proportioned and beautifully presented, Period Terraced property on the popular 'Tree Roads', walking distance to Stamford Park and School, Hale Village, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The stylish property is arranged over Four Floors with the accommodation extending to some 1714 square feet, providing a Hall, WC, 400 sq ft Open Plan Living, Dining and Breakfast Kitchen to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms over the two Upper Floors.

To the Lower Ground Floor are the converted Cellars providing a Shower Room, Playroom, Utility and WC.

Externally, there is the rare and valuable feature of a paved Driveway providing off road Parking for two cars and to rear a private garden with patio area.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Accommodation.

The Ground Floor is open in its entirety providing 400 square foot Open Plan Living and Dining Areas with Breakfast Kitchen. To the Living Area, there is an angled bay window to the front elevation. Attractive fireplace feature to the chimney breast and built in display shelving and cupboards to either side of the chimney breast recess.

Breakfast Kitchen fitted with an extensive range of base and eye level units with marble worktops over, incorporating an island unit with inset one and a half bowl sink with Kettle hot water tap over. Integrated appliances include a stainless steel oven, four ring hob, fridge, freezer and dishwasher. Butler Pantry. Floor to ceiling window enjoys views over the gardens to the rear.

Dining Area with Crittle doors providing access to the Gardens to the rear. Floor to ceiling window enjoying views over the gardens. Built in seating with storage below.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC.

To the Lower Ground Floor are the converted Cellars, providing a Playroom, Utility and Shower Room.

Shower Room fitted with a contemporary walk in, wet room shower with black fittings. Tiled walls and floor. Built in meter cupboards.

Playroom with window to the front elevation. Built in display shelving.

Utility Room with window to the rear elevation. Built in base and eye level units with worktops over, inset into which is a stainless steel sink. Space and plumbing for washing machine and dryer.

WC fitted with a white suite and chrome fittings providing a wash hand basin and WC. Tiling to the sink and floor areas.

To the First Floor Landing, there is access to Three Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with angled bay window to the front elevation and additional window.

Bedroom Two with inset Velux window and an additional window enjoying views over the gardens to the rear.

Bedroom Three is a Single Room with window to the rear enjoying views over the gardens.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with a thermostatic shower over, wash hand basin and WC. Tiling to the walls and floor. Window to the side elevation. Built in cupboard housing, a wall mounted gas central heating boiler. Chrome finished heated towel rail.

Second Floor Landing with window to the rear elevation.

Principal Bedroom Four with part vaulted ceilings and inset Velux window. There is a wide window to the rear, enjoying views over the gardens.

This Bedroom enjoys an En Suite Shower Room with sloping ceiling and inset Velux window and fitted with a white suite and chrome fittings, providing a shower cubicle with thermostatic shower and glazed screen, wash hand basin and WC. Tiling the walls and floor. Chrome finished heated towel rail

Externally, there is a paved Driveway providing off road Parking for two cars and to the rear there is a paved patio area adjacent to the back of the house, accessed via the doors from the dining area. Beyond, the Garden is laid to lawn and enclosed within brick walling and hedging.

The Garden enjoys a South East facing aspect.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1714 Sq. Feet
= 158.88 Sq. Metres

