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208 Hale Road

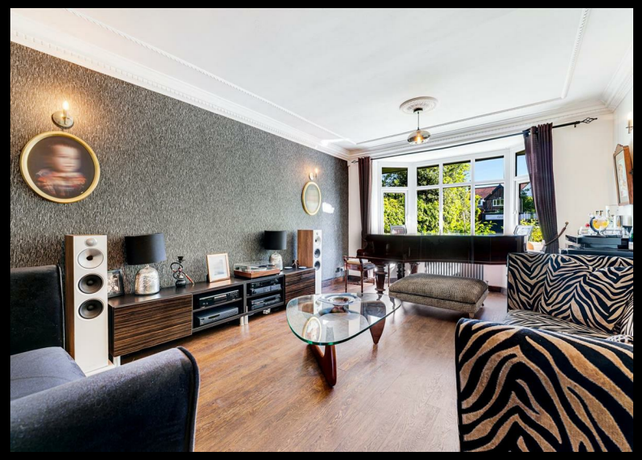
Hale, Altrincham, Cheshire, WA15 8DH

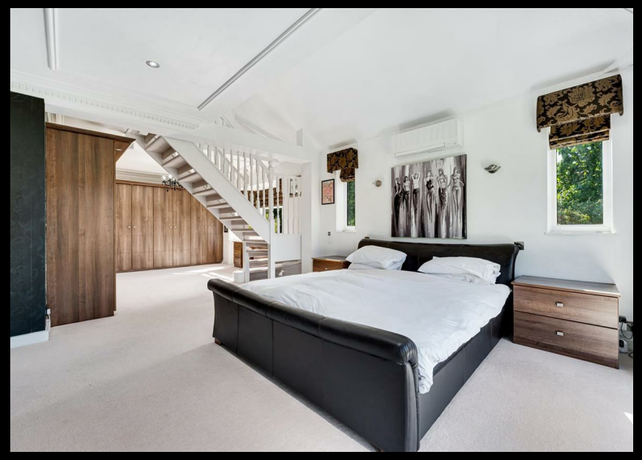


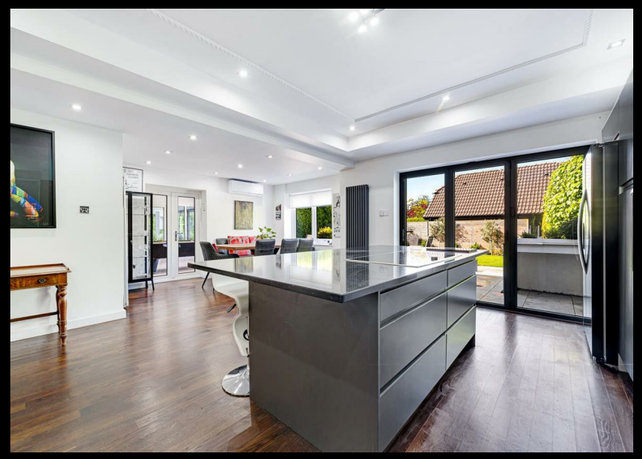


£1,500,000

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CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

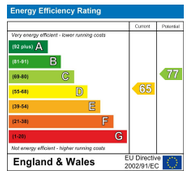
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

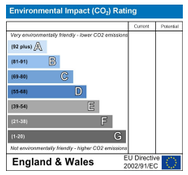
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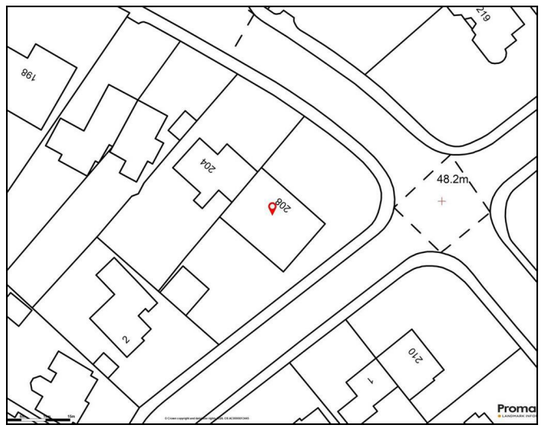
rightmove.co.uk The UK's number one property website
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propertyfinder.com

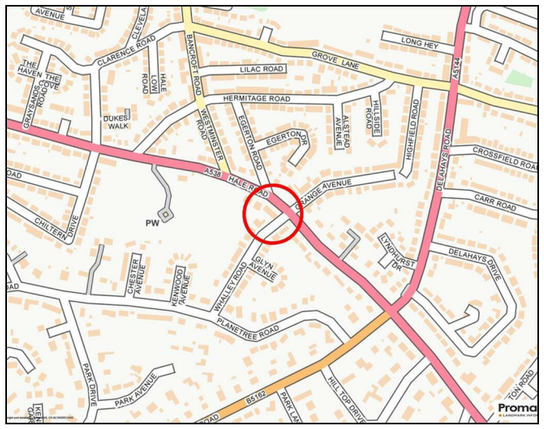
energy efficiency

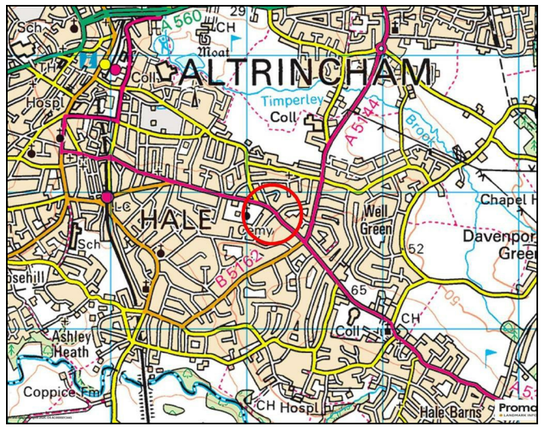
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

AN IMPRESSIVE DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS, FEATURING A SUPERB INDOOR SWIMMING POOL AND LEISURE SUITE PLUS DETACHED DOUBLE GARAGE WITH GUEST SUITE ABOVE AND IDEALLY POSITIONED ON A CORNER PLOT WITHIN WALKING DISTANCE OF HALE VILLAGE. 5086 SQFT

Open Plan Hall and Dining Room. Lounge. Family Room. Breakfast Kitchen. Utility/WC. 650sqft Leisure Suite and Swimming Pool. Six Bedrooms. Four Bath/Shower Rooms. Extensive Parking. Double Garage. Guest Suite. Gardens.



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 do 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

An impressive Detached family home featuring a fantastic indoor Swimming Pool and Leisure Suite, offering superb family accommodation extending to over 5000 square feet, arranged over Three Floors and including a Detached Double Garage with Guest Suite above.

The property stands on a Garden plot on the corner of Hale Road and Whalley Road, with gated Driveways to both the front and rear of the property, providing extensive off street Parking.

The location is within walking distance of Hale Village, with its range of fashionable range of shops, restaurants and bars.

To the Ground Floor, an open plan Hall and Dining Room provides a perfect Reception Area, with the Dining Area having a bay window to the front. Cloaks cupboard and staircase to the First Floor.

A good sized Lounge with a bay window is positioned conveniently next to the Breakfast Kitchen, which also has access into the 360sqft Family Room, which is a double size Reception Room ideal for day to day informal Family Living, with windows looking through to the Leisure Suite.

350 square foot Breakfast Kitchen has windows and folding doors enjoying an aspect of and giving access to the gardens and is fitted with an extensive range of modern units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher with units arranged around an island unit incorporating breakfast bar.

Off the Kitchen there is a Utility Room and Ground Floor WC.

The indoor Swimming Pool and Leisure Suite is a superb 650 square footage space, accessed via the Family Room and incorporates a large Swimming Pool and Sitting Area with windows to all sides and doors onto the gardens.

Over the Two Upper Floors are up to Six Bedrooms served by Four Bath/Shower Rooms. This includes fantastic, 750 square foot Principal Bedroom Suite of a Bedroom with Dressing Area, Walk in Wardrobe, Juliet Balcony over the gardens, a stylish En Suite Bathroom and with a staircase leading to an upper floor Mezzanine Study Area. The Bedroom features a premium air conditioning system.

All of the remaining Bedrooms have fitted furniture and the Second Floor Bedroom is particularly spacious with En Suite.

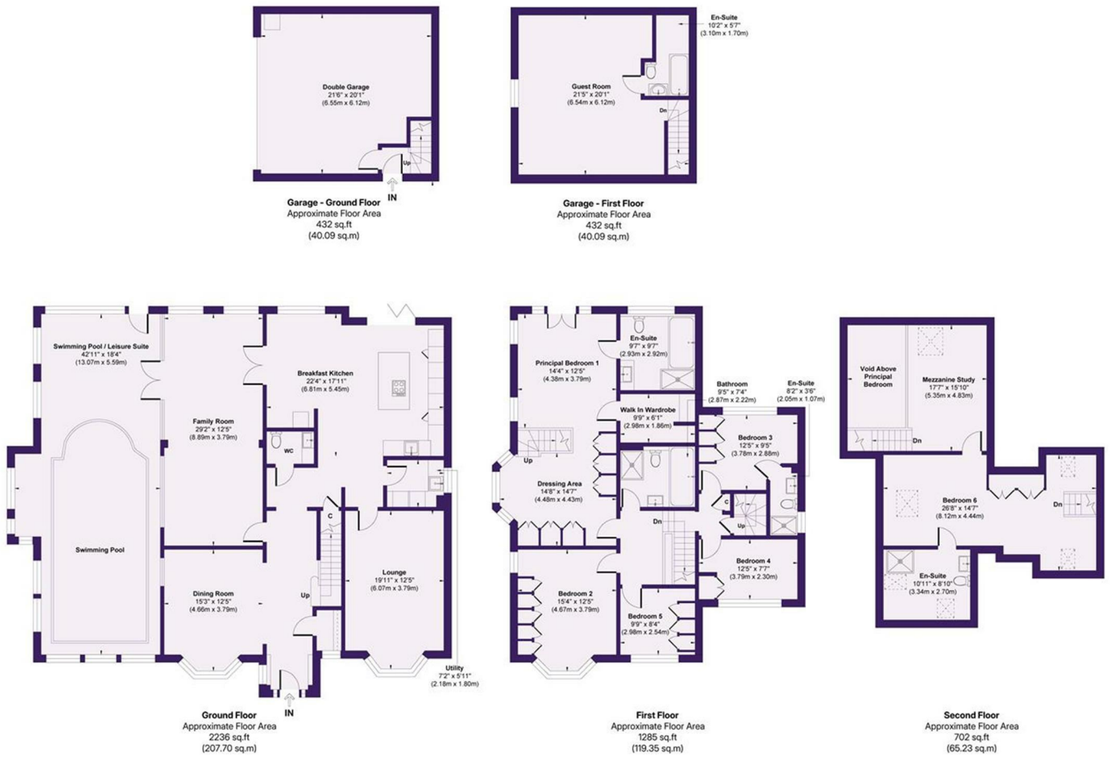
Externally, a gated Driveway to the front provides extensive Parking, in addition to a further gated Driveway to the rear, which leads to the substantial Detached Double Garage, which has a Guest Bedroom with En Suite facility above.

The Gardens to the rear are delightful, standing on 0.24 of an acre with paved pathway areas returning around the house creating delightful outside sitting spaces with the rear garden, having a good size area of lawn, enclosed with mature hedging and enjoying a South facing therefore sunny aspect.

A really impressive family home offering excellent value for money for all that is on offer.

Just when you go back to the principal bedroom, just say with air conditioning.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 4222 sq. ft / 392.28 sq. m (Excluding Garage & Guest Room)
Approx. Gross Internal Floor Area 5086 sq. ft / 472.46 sq. m (Including Garage & Guest Room)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.