



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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2A Carlton Road

Hale, Altrincham, WA15 8RJ



£1,150,000

www.watersons.net

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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

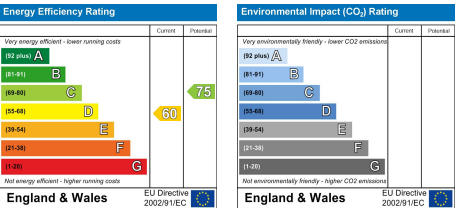


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energy efficiency

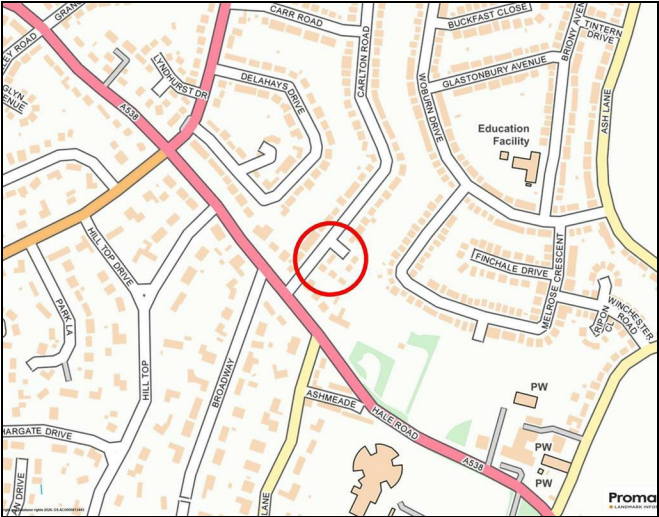
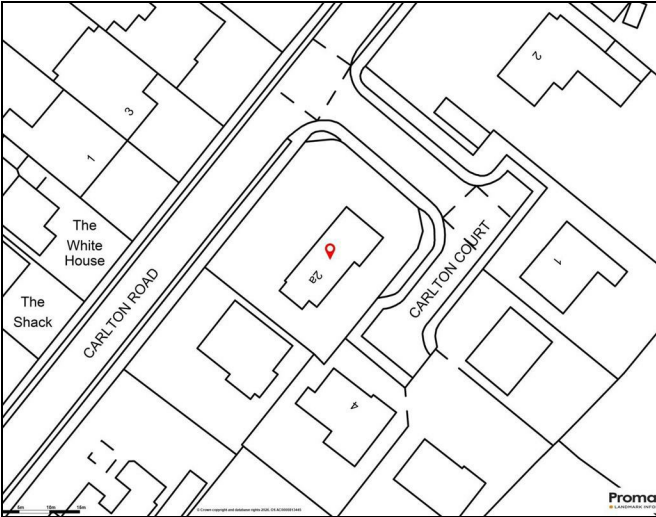
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERBLY PROPORTIONED, CHESHIRE BRICK DETACHED FAMILY HOME OCCUPYING A 0.20 ACRE PLOT WITH DELIGHTFUL SUNNY ASPECT GARDENS IN A DESIRABLE NEIGHBOURHOOD LOCATION CLOSE TO HALE VILLAGE AND HALE BARNES CENTRE. 2280 SQFT

Hall. WC. Lounge. Living/Dining Room. Breakfast Kitchen. Five Double Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Double Garage. 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 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, Cheshire brick Detached family home located in this desirable neighbourhood close to Hale Village and Hale Barns Centre, excellent schools and transport networks.

The well presented property offers excellent accommodation extending to some 2280 square feet, providing a Hall, WC, Lounge, Living and Dining Room and Breakfast Kitchen to the Ground Floor and there are Five Double Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, the property occupies a delightful and mature plot with feature Willow Tree, approaching 0.20 acres. A York stone paved Driveway provides off road Parking, returning in front of an Integral Double Garage and there are well maintained Gardens and Patio Areas wrapping round all sides of the property which enjoy a sunny aspect.

The nature of the plot provides the property with its largest Garden area to the left-hand side of the house. We therefore consider there to be significant potential to reconfigure the existing Ground Floor layout, including the conversion of the Double Garage, to create a substantial Open-Plan Live In Kitchen space on this side of the property, with direct access to the adjoining Garden.

We have provided an alternative ground floor plan to illustrate this potential, subject to obtaining any necessary consents and approvals.

In addition, we feel there is scope to enhance the bedroom accommodation via a loft conversion.

Comprising.

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Window to the front elevation enjoying delightful views over the Gardens to the front. Built in Cloaks Area.

Ground Floor WC fitted with a white suite and chrome fittings. Opaque window to the rear elevation. A door provides access to a Store Room with opaque window to the rear elevation. Wall mounted gas central heating boiler.

Lounge enjoying aspects to the front, side and rear elevations. Contemporary fireplace feature to the chimney breast. Built in display shelving and storage.

Living/Dining Area with window to the front elevation and French doors overlook and provide access to a patio area and Gardens to the rear.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, microwave oven, fridge, freezer and dishwasher. There is space and plumbing for a washing machine and tumble dryer. Windows to the side and rear elevations enjoying views over the Gardens and a door provides access to the same. Tiled floor.

To the First Floor Landing there is access to Five Double Bedrooms, served by Two Bath/Shower Rooms. Window to the rear elevation. Loft access point.

Principal Bedroom One with window to the front elevation. Built in bedroom furniture providing wardrobes, drawers, cupboards and bedside units.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Opaque window to the front elevation. Extensive tiling to the walls and floors.

Bedroom Two with window to the side elevation. Built in wardrobes provide excellent hanging and storage space. Built in wash basin vanity unit and inset mirror.

Bedroom Three with window to the front elevation.

Bedroom Four with window to the front elevation. Built in wardrobes.

Bedroom Five, currently used as a Home Study with built in furniture providing a desk, cupboards, drawers and display shelving. Window to the rear elevation.

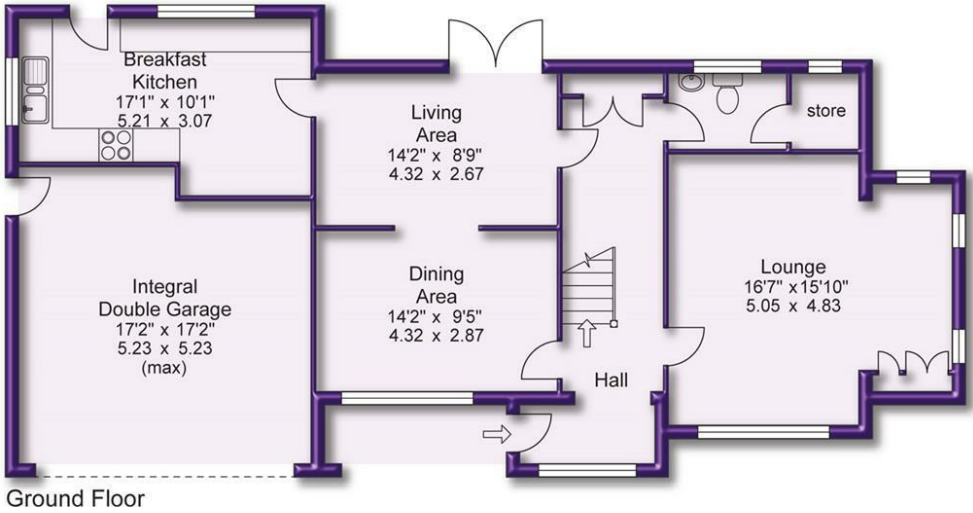
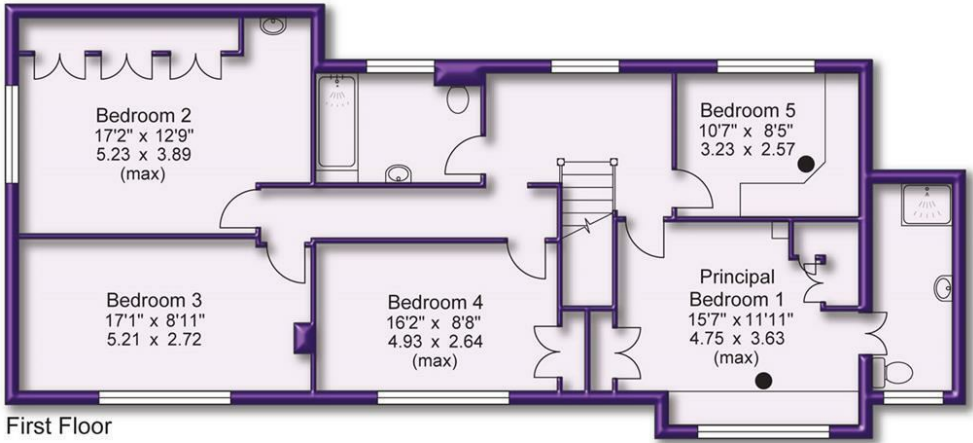
The Bedrooms are served by a white Villeroy and Boch suite with chrome fittings providing a bath with shower attachment over, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls and floor.

Externally, the property occupies a delightful and mature plot approaching 0.2 acres. A York stone paved driveway provides ample off-road parking, returning in front of an Integral Double Garage and retained from the road by a wooden gate.

To the rear, there is a paved patio area adjoining the property, accessed via doors from both the Living Area and Breakfast Kitchen, providing an ideal space for outdoor entertaining. To the side, a lawned Garden is enclosed by established hedging and fencing, with a particularly attractive feature being the mature Willow tree. The Gardens enjoy a sunny aspect and offer a good degree of privacy.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 2280 Sq. Feet
(Including Integral Garage) = 211.9 Sq. Metres



ALTERNATIVE GROUND FLOOR LAYOUT

