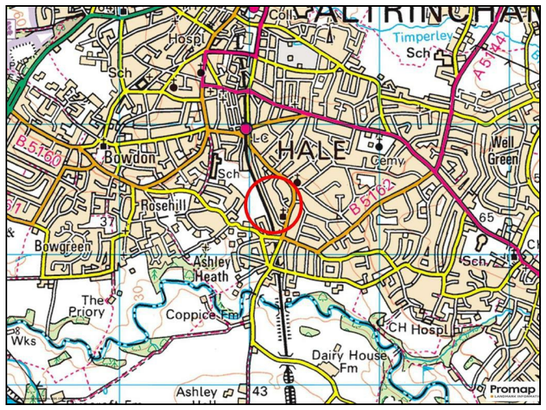
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

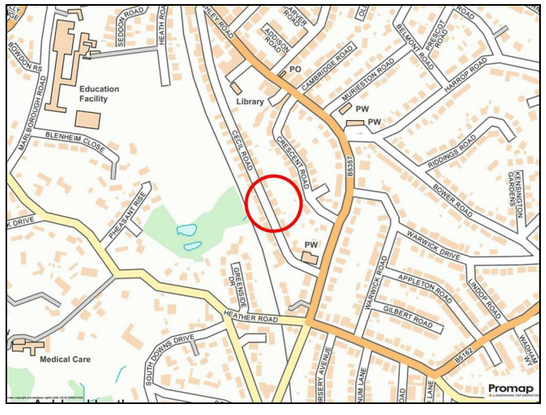
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

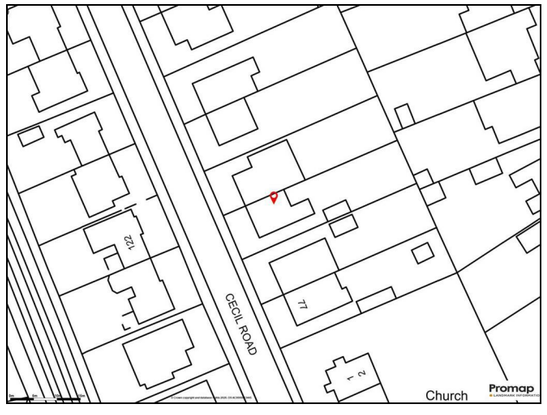
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

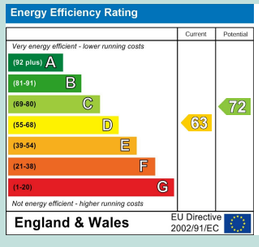


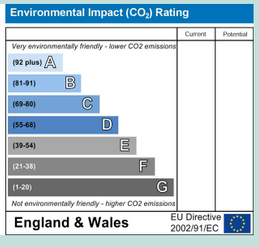




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

WATERSONS
INDEPENDENT ESTATE AGENTS

73 Cecil Road

Hale, Altrincham, WA15 9NT



A SUPERBLY PROPORTIONED TRADITIONAL SEMI DETACHED FAMILY HOME IN NEED OF UPDATING WITH POTENTIAL TO EXTEND STP, WALKING DISTANCE OF HALE VILLAGE. 1589 SQ FT

Hall. Lounge. Family Room. Dining Room. Kitchen. Three Double Bedrooms. Bathroom. Separate WC. Driveway. Detached Garage. Garden. No Chain.

Offers Over - £700,000

www.watersons.net

in detail





A superbly proportioned traditional Semi Detached property located in this popular neighbourhood, walking distance to both Hale Village and Altrincham Town Centre, its amenities, the popular Market Quarter, Metrolink and excellent local schools.

The property needs updating and there is potential for an incoming purchaser to extend to update to building and planning regulations. The accommodation is arranged over Two Floors, extending to some 1589 square feet, providing a Hall, Lounge, Family Room, Dining Room and Kitchen to the Ground Floor and Three Double Bedrooms served by a Bathroom and Separate WC to the First Floor.







Externally, there is a paved Driveway providing off road Parking, returning in front of a Detached Garage and a lawned Garden to the rear.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Built in cloaks. Access to useful under stairs storage. Opaque window to the side elevation. Picture rail surround.

Lounge with angled bay window to the front elevation. Fireplace feature to the chimney breast. Built in shelving to one side of the recess.

Family Room with sliding patio doors overlooking and providing access to the Gardens to the rear. Fireplace feature to the chimney breast.

Dining Room with windows to the side elevation. Built in cupboard. Fireplace feature to the chimney breast.

Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with tiled splash back. Ample space for kitchen appliances. Wall mounted gas central heating boiler. Windows to the side and rear elevations.

To the First Floor Landing there is access to Three Double Bedrooms served by a Bathroom and Separate WC. Opaque window to the side elevation. Loft access point.

Bedroom One with angled bay window to the front elevation. Built in wardrobes with sliding doors to either side of the chimney breast.

Bedroom Two with window to the rear, enjoying views over the Gardens. Built in wardrobes and shelving.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a coloured suite, providing a bath with electric shower over and wash hand basin. Built in airing cupboard. Opaque window to the rear elevation.

Separate WC with opaque window to the side elevation





Externally, to the front of the property there is a paved Driveway providing off road Parking which returns in front of a Detached Single Garage. There is a gravelled frontage enclosed within timber fencing and hedging.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Family Room and Kitchen. Beyond, the Garden has well stocked borders and is enclosed within timber fencing.







This property is offered for sale with no chain.

- Freehold
- Council Tax Band E



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