



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,095,000

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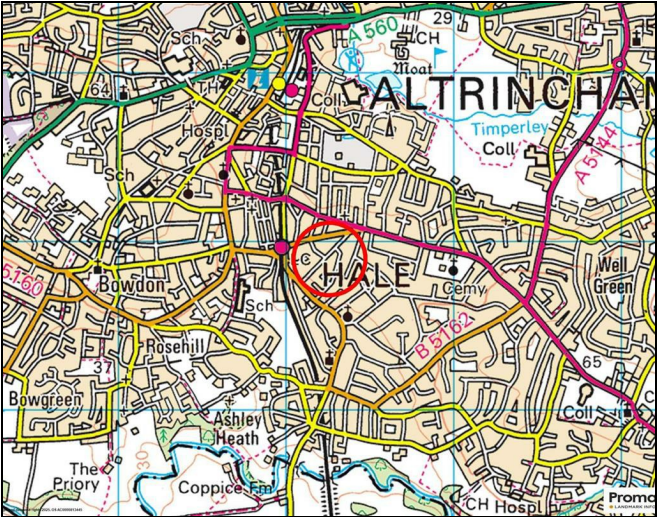
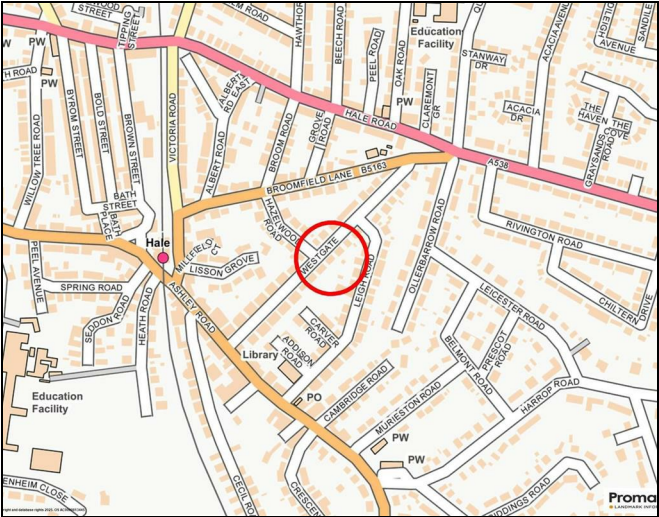
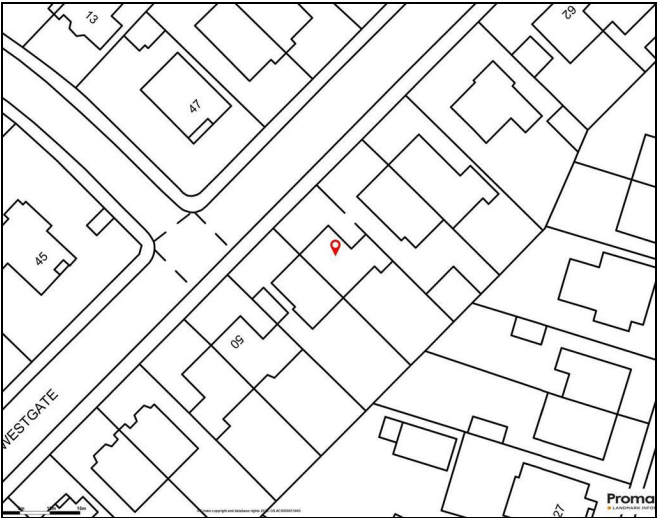
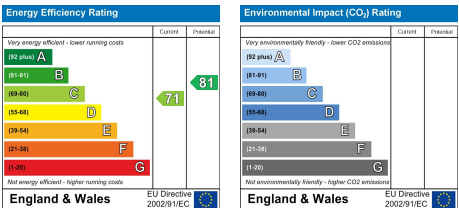


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energy efficiency

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



overview

A SUPERBLY APPOINTED AND BEAUTIFULLY PRESENTED, PERIOD SEMI DETACHED WITH CONVERTED LOFT AND CELLARS, PERFECTLY LOCATED IN THE HEART OF THE VILLAGE. 2118sqft.

Porch. Hall. WC. Lounge. 350sqft Live In Dining Kitchen. Home Study. Lower Ground Floor Utility, Reception Room/Bedroom Five and WC. Four Bedrooms. Three Baths/Showers. Driveway. Sunny Gardens.



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 beautifully presented updated and improved period Semi Detached family home with accommodation arranged over Four Floors included converted Loft and Cellars, extending to approximately 2118 square feet, superbly positioned right in the heart of Hale Village within a few minutes walk of the fashionable shops, restaurants bars.

The property is stylishly presented throughout with high specification Kitchen and Bathroom fittings and features a lovely rear East and side South facing Garden featuring a hot tub! (available to purchase) and also enjoys good off street Parking to the front.

The property has been tastefully updated and improved whilst retaining the period character feel of the property:

Comprising: Good size Hall with Cloaks cupboard and Ground Floor WC off.

Spacious Lounge with bay window to the front and fireplace feature.

A 300 square foot Live In Dining Kitchen with wide folding doors giving access to and enjoying an aspect of the gardens. The Kitchen Area is fitted with an extensive range of laminate fronted units arranged around a central island unit with Breakfast Bar and with integrated oven, hob, extractor fan, integrated Meile coffee machine above the oven, dual combination oven/microwave, fridge freezer and dishwasher.

Also positioned to the Ground Floor but accessed externally is the useful Home Study with WC off. This has been designed to be a work from home space but would also be suitable as a children's playroom.

The Lower Ground Floor Converted Cellars have a Lower Hall/Utility Area and a Reception Room or Bedroom Five with En Suite WC.

Over the two Upper Floors are Four further excellent Bedrooms served by Three Bath/Shower Rooms two being En Suite to the Principal and Guest Bedrooms, including a fantastic Top Floor Principal Bedroom with delightful far reaching views to the rear.

Bedroom One overlooking at the front with extensive custom built furniture and En Suite Shower Room.

Bedroom Two enjoys a rear garden aspect.

Bedroom Three also overlooks the garden to the rear.

The Bedrooms are served by the adjacent stylishly appointed Family Bathroom.

The Top Floor Principal Bedroom has windows that enjoy a far reaching aspect to the rear with extensive built in wardrobes, eaves storage space and served by the adjacent stylishly appointed Shower Room.

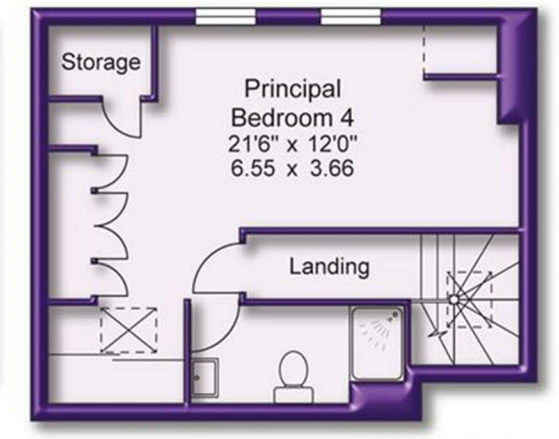
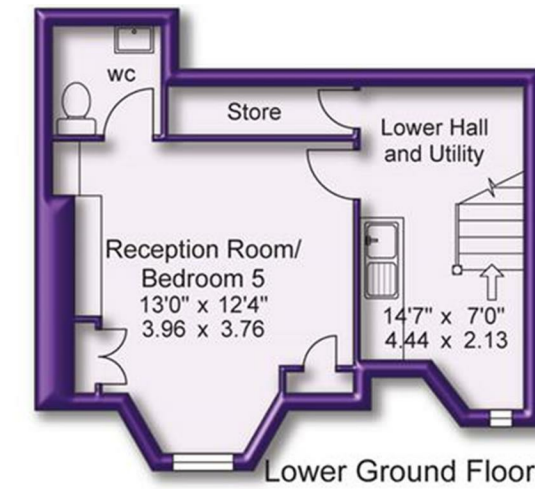
To the front of the property, a Driveway provides good off street parking in addition to an attractive garden frontage.

The rear Garden is a delightful feature and is of a good size with a large decked patio adjacent to the back of the house, accessed via the bifold doors from the Live in Dining Kitchen. Beyond, the garden is laid principally to lawn with deep maturely stocked borders, excellent screening with a hot tub to the far end of the Garden.

The Garden is rear East and side South facing, therefore enjoys a sunny aspect.

A really stylish home in a first class location

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 2118 Sq. Feet
= 196.8 Sq. Metres

