



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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£995,000

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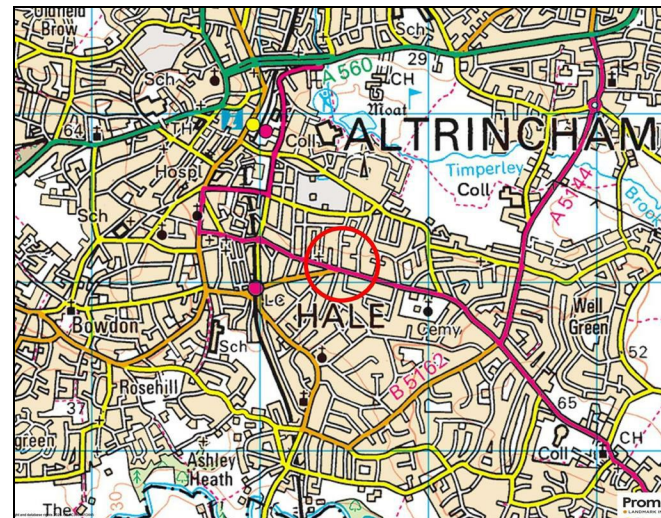
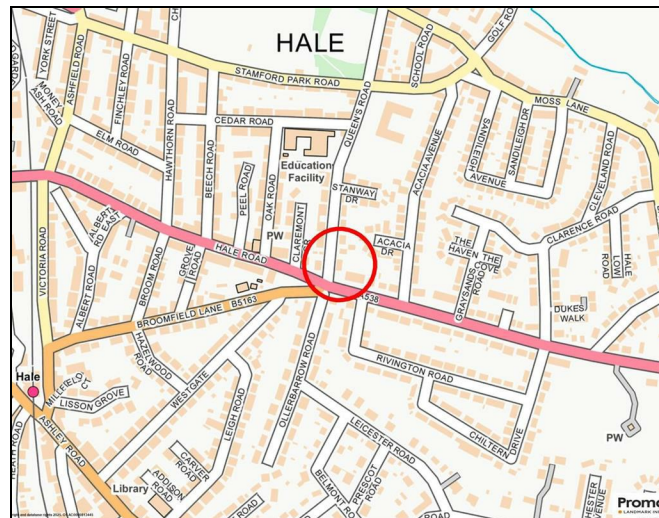
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# energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
73	79		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



# overview

A SUPERB FAMILY HOME ON A SOUTH FACING CORNER GARDEN PLOT APPROACHING 0.20 OF AN ACRE AND IDEALLY LOCATED FOR HALE AND ALTRINCHAM CENTRES, STAMFORD PARK AND SCHOOL. 2433sqft.

Porch. Hall. Three Receptions Rooms. Home Office. Play Room/Gym. Breakfast Kitchen. Utility Room. Five Double Bedrooms. One on the Ground Floor. Three Bath/Shower Rooms. Good Parking. Car Port. Excellent Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 located and genuinely deceptively spacious Detached Family Home positioned on this desirable road with Stamford Park and School on the doorstep and within walking distance of both Altrincham Town Centre, the popular Market Quarter and the Metrolink, and Hale Village with its range of fashionable eateries and bars. The property stands on a deceptively large Garden plot at 0.2 acres with the principal Garden area enjoying a wonderful south facing aspect and a good degree of privacy.

The accommodation is extensive and versatile with wood finish flooring throughout to the Ground Floor and extends to over 2400 square feet, providing Three Reception Rooms in addition to a Home Office, Breakfast Kitchen, Utility Room and Play Room/Gym and there are Five Bedrooms in total served by Three Bath/Shower Rooms including a Ground Floor Guest Bedroom with En Suite.

Externally, the front of the property is approached via a block-paved Driveway providing excellent off street parking and returning beneath a covered Carport. The front is enclosed with mature privet hedging.

The principal Garden area is laid to the side of the house, designed to maximise the South facing aspect, accessed via both the Lounge and the Dining Room. This has large patio and decking areas with lawned Garden beyond with tall mature hedging. A path returns across the rear of the property to an additional Garden area with lawn and Patio.

This excellent outside space perfectly complements the superb inside space.

Comprising:

Entrance Porch.

Hall.

Lounge with bay window to the front and French doors and windows giving access and enjoying aspects of the Gardens.

Dining Room, also with French doors leading onto the Gardens.

Family Room with bay window to the front and a useful Home Office off, overlooking the side Garden Areas.

Breakfast Kitchen with French doors and windows giving access to and enjoying aspects of the Gardens and fitted with a range of white, high gloss laminate fronted units with granite worktops over returning to a peninsular unit Breakfast Bar. Integrated stainless steel double oven, induction hob, extractor fan and space for freestanding American-style fridge freezer and dishwasher.

Utility Room with built-in base wall and sink units and a door leading outside to the Carport.

Playroom/Gym. Suitable for a variety of uses with windows to the front and side.

Ground Floor Guest Bedroom 5 with French doors onto the Gardens and served by an En Suite Shower Room.

First Floor Landing with useful Home Study Area with built-in desking and cabinets with skylight window above.

Principal Bedroom One with a wide dormer style window to the side and two gable end windows. Large Walk-in Wardrobe. This Bedroom is served by an En Suite Bathroom with white suite with chrome fittings with bath and shower over, wash hand basin and WC. Skylight window.

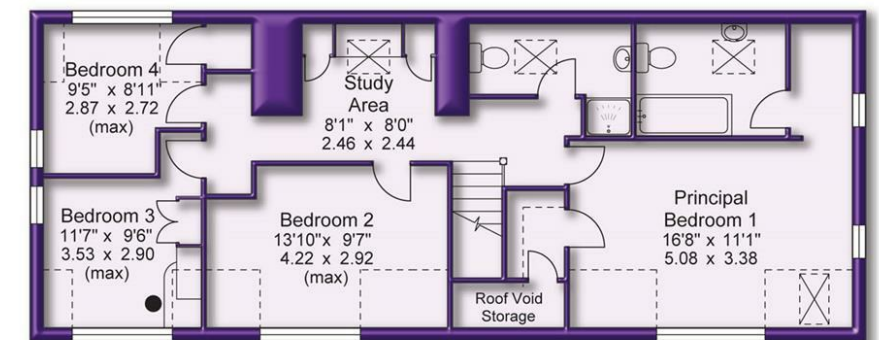
Bedroom Two with a wide dormer window to the front.

Bedroom Three with a dormer window to the front. A further window to the side. Built-in wardrobes and desk.

Bedroom Four with a wide dormer window to the rear. Window to the side. Built-in storage.

The Bedrooms are further served by a Family Shower Room with white suite with chrome fittings and skylight window.

This property really does have a lot to offer a growing family.



Approx Gross Floor Area = 2433 Sq. Feet  
(Including Roof Void Storage) = 226.0 Sq. Metres

