



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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

124 Cecil Road

Hale, Altrincham, WA15 9NU



£895,000

www.watersons.net

www.watersons.net





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

W
WATERSONS

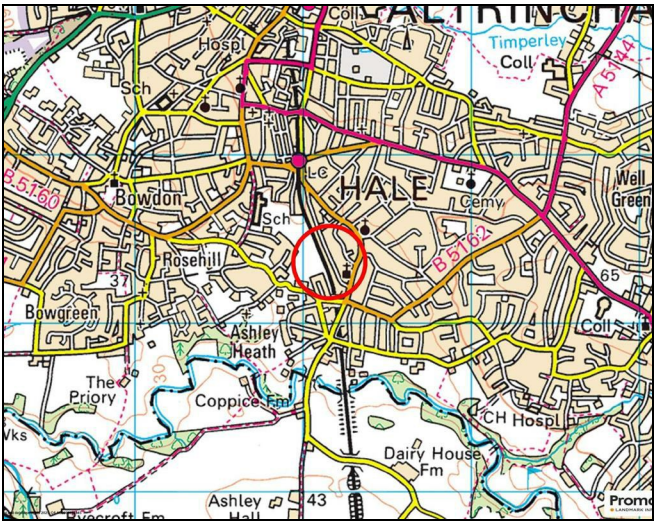
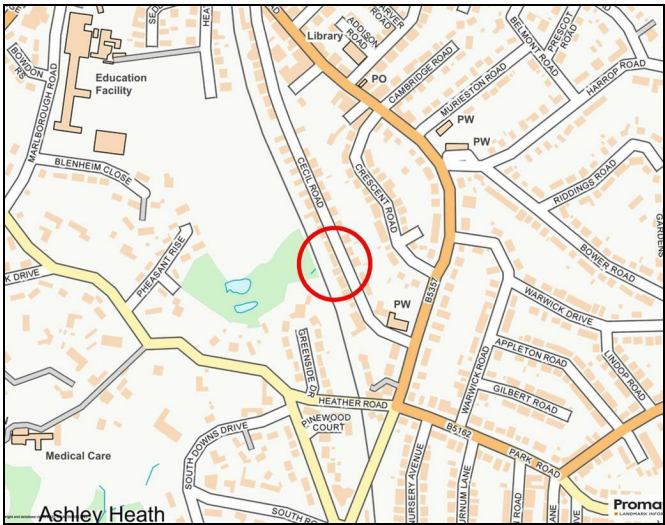
INDEPENDENT ESTATE AGENTS



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.

overview

A STUNNING, EXTENDED SEMI DETACHED FAMILY HOME LOCATED WITHIN A MINUTES WALK OF THE HEART OF THE VILLAGE, BENEFITTING FROM A SOUTH FACING GARDEN. 1953SQFT.

Hall. WC. Lounge. Dining Room. Play Room/Garden Room. 220sqft Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens



in detail

An attractive, double fronted, traditional Semi Detached family home appointed to a stylish theme throughout, featuring a superb specification extended kitchen and a comprehensive Loft Conversion, perfectly located within a few minutes walk of the centre of Hale Village with its range of fashionable shops, restaurants and bars.

The property is beautifully appointed throughout with oak flooring throughout the whole house, solid oak internal doors, a Chesney limestone and granite fireplace in the living room and stainless steel low voltage LED lighting throughout.

From the central hallway the rooms lead off to both the left and right of the stairs which give the house a spacious feel that has a wonderful 'flow'.

The Ground Floor includes a spacious through Lounge leading through French doors into a delightful Play Room/Garden Room with French doors and windows overlooking the private, South facing garden.

A separate large Dining Room has a bay window to the front and custom built cabinets by the Cheshire Cabinet Company.

The superb 220 square foot Dining Kitchen is beautifully appointed with a range of white laminate fronted units with stainless steel handles and a large granite topped island, incorporating a breakfast bar. Integrated appliances include two stainless steel ovens, four ring gas hob and wok hob, integrated fridge and freezer and dishwasher. French doors and windows give access to and overlook the gardens.

A door leads through to a large fitted Utility Room with additional storage space off forming part of what was originally the garage.

There is also a well appointed Ground Floor WC with limestone sills.

Off the First Floor landing are Three excellent Double Bedrooms, with Bedroom One extending to some 180 square feet with stylish custom built Hulsta bi-fold wardrobes. This room also has the benefit of 2 large windows making it a bright and airy room.

The Bedrooms are further served by a large Family Bathroom, well appointed providing a large double ended bath, wash hand basin, WC and double width shower cubicle with thermostatic shower. Extensive tiling to the full height of all walls, with three windows.

A staircase leads from the First Floor Landing to the Second Floor landing.

Principal Bedroom Four is a superb room created via a substantial Loft Conversion with a wide window enjoying an aspect across a copse to the rear and with two double glazed Velux skylight windows inset into the part sloping ceiling. Access to extensive under eaves storage space.

This Bedroom is served by the stylishly appointed En Suite Shower Room with an enclosed shower area, wash hand basin, toiletry cupboard and WC. Velux skylight window. Chrome ladder radiator.

Externally the property has a Driveway providing off street parking for three cars with large shrub Garden frontage for ease of maintenance.

The Garden to the rear, perfect for families and keen gardeners is not overlooked, has a large, raised Indian stone patio area with pergola returning across the whole of the back of the house with lawned garden beyond and enclosed with timber fencing. The garden enjoys a directly south facing and therefore sunny aspect across mature trees, providing an appealing and outlook.

UPVC double glazing. Gas central heating.

A superbly appointed family property in a fantastic location.

- Freehold
- Council Tax Band E

