



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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271 Ashley Road
Hale, Altrincham, Cheshire, WA15 9NF



£1,750,000

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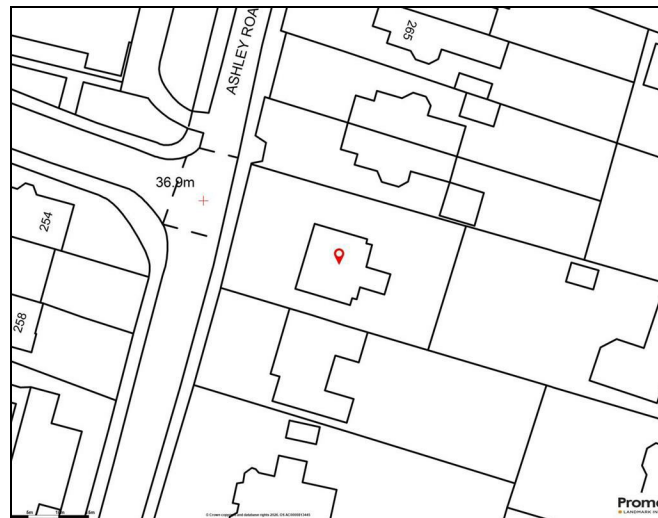
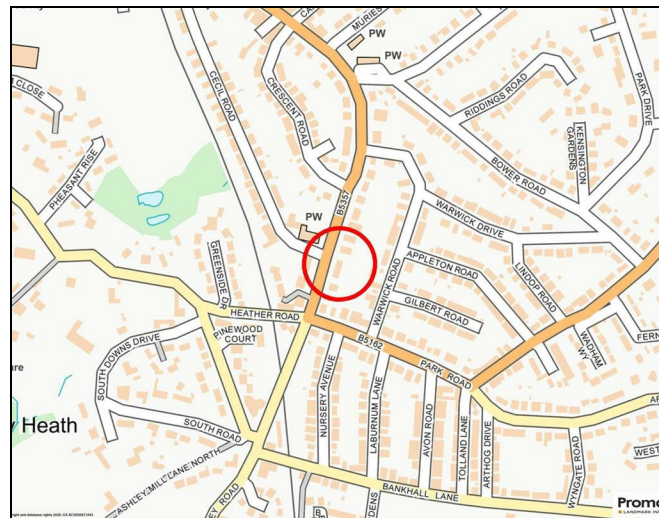
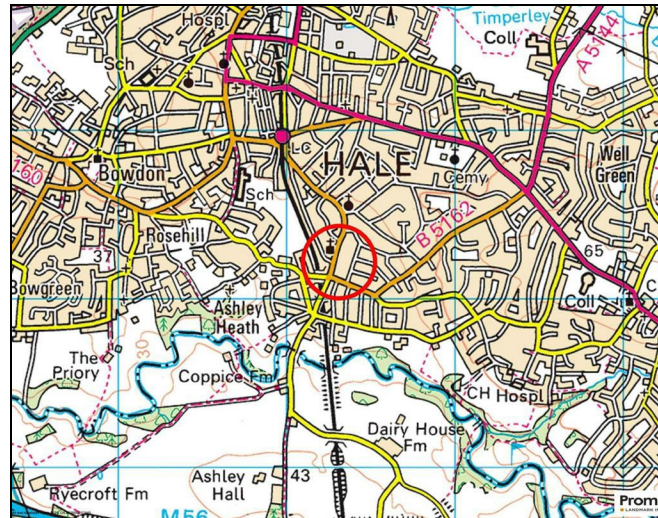
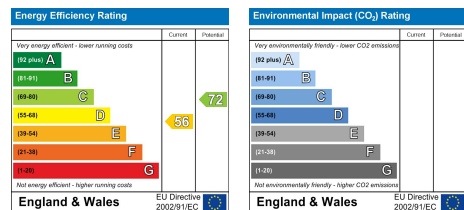


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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED VICTORIAN DETACHED FAMILY HOME COMBINING ELEGANT PERIOD CHARACTER WITH SUPERBLY APPOINTED FAMILY ACCOMMODATION. IDEALLY POSITIONED IN THE HEART OF HALE VILLAGE. 4626 SQFT

Hall. WC. Lounge. Family Room/Study. 470sqft Live in Dining Kitchen. Utility. Lower Ground Floor Reception Room, Games Room, Laundry/Storage. Five Double Bedrooms. Three Bath/Shower Rooms. Study. Gated Driveway. Double Tandem Garage. 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.¹ Furthermore solicitors should confirm the description of items described in the sales particulars are 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 beautiful double fronted Victorian Detached family home, perfectly located within a few minutes walk of the centre of Hale Village with its range of fashionable shops, restaurants and bars and offering fantastic family accommodation arranged over Four Floors extending to approximately 4300 square feet, including partially Converted Cellars, plus an attached Double Tandem Garage.

The property is beautifully styled and presented throughout with excellent specification kitchen and bathroom fittings, combined with original features such as high corniced ceilings, working sash windows, impressive fireplace features and a spindle balustrade staircase rising through the floors.

The family accommodation is perfectly balanced, providing Two spacious Reception Rooms arranged off a central Hall to the Ground floor in addition to a 400 square foot Open Plan Live In Dining Kitchen. There is also a Utility Room and WC to the Ground Floor.

The Lower Ground Floor Cellars are partially converted, with Two Chambers providing a Reception Room and a Games Room, and an additional Laundry Room and extensive storage.

Over the Two Upper Floors are Five excellent Double Bedrooms in addition to a fitted Home Study served by Three Bath/Shower Rooms, and including a fantastic Principal Bedroom with spacious, beautifully appointed En Suite Bathroom.

Externally, the property is approached through a Gated Driveway, providing extensive off street Parking and a turn leading to the Attached Double Tandem Garage.

There are attractive well screened Garden Areas laid to the front side and rear, principally to lawn, enclosed with mature screening and with sitting and patio areas providing places to enjoy the sun.

This is a first class period property in an equally top rate location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Floor Area 4626 sq. ft / 429.77 sq. m (Including Garage)

Approx. Gross Internal Floor Area 4337 sq. ft / 402.95 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.