



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

17 Hale Low Road

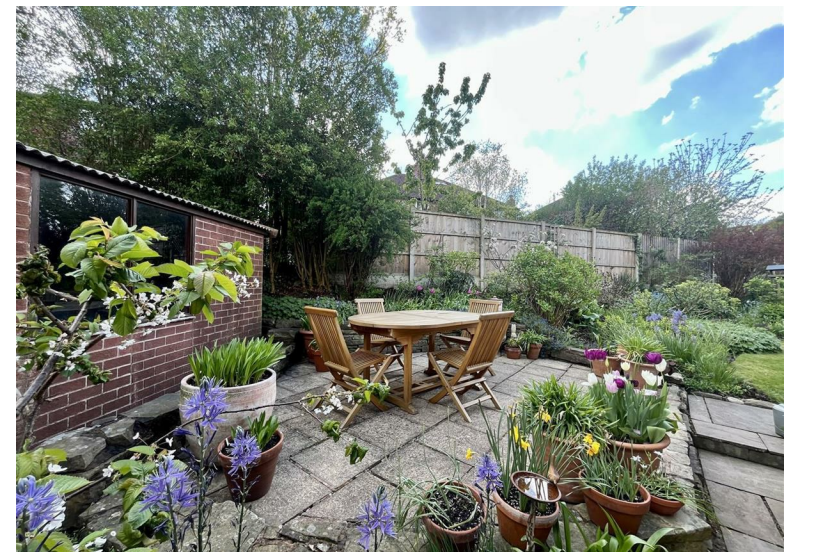
Hale, Altrincham, WA15 8BD



£535,000

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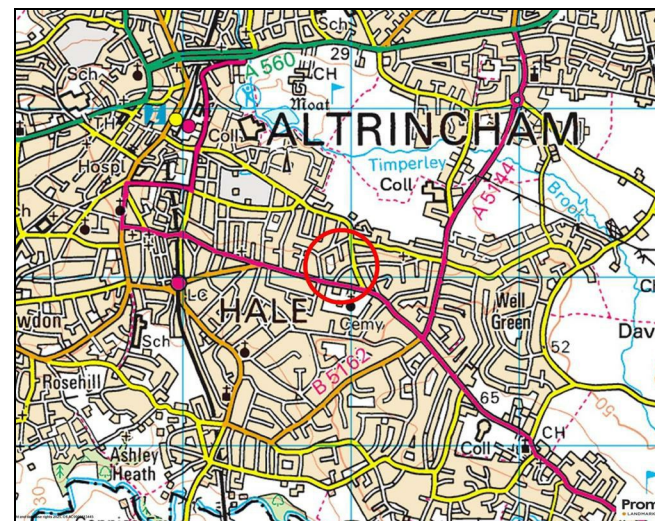
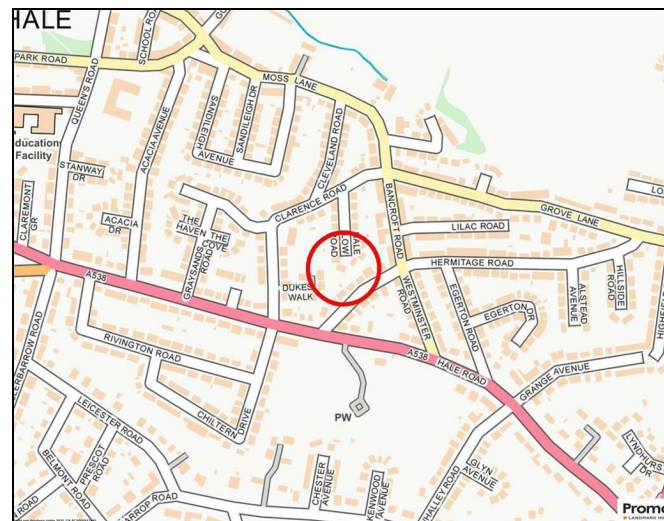
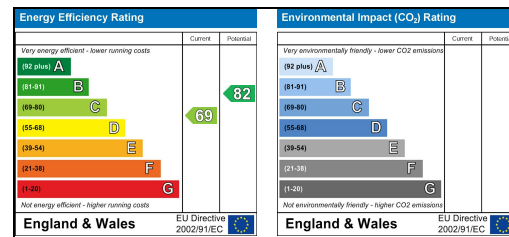


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED, BAY FRONTED SEMI DETACHED FAMILY HOME WITH DELIGHTFUL GARDENS ON A QUIET CUL-DE-SAC AND CLOSE TO HALE AND ALTRINCHAM CENTRES. 941SQ.FT.

Hall. Lounge. Open Plan Live In Dining Kitchen. Utility. Three Bedrooms. Family Bathroom. Driveway. Sunny aspect 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 superbly appointed, traditional, bay fronted Semi Detached Family Home located on this popular cul-de-sac and within walking distance of the open space of Stamford Park and Stamford Park Primary School and close to both Altrincham Town Centre and Hale Village.

The beautifully presented property is arranged over Two Floors with the Accommodation extending to some 941 square feet providing a Hall, Lounge and Open Plan Live In Dining Kitchen with Utility Room to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a driveway providing off road parking with gated access to the side of the property. A particular feature are the delightful Gardens, laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

Comprising:

Recessed Porch with tiled floor. Entrance Hall with a spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround. Coved ceiling. Access to useful understairs storage.

Open Plan Live In Dining Kitchen is a superb space. To the Living and Dining Areas there are French doors enjoying views over providing access to the delightful gardens to the rear. Built-in storage to either side of the chimney breast recess. Picture rail surround. Coved ceiling.

Kitchen fitted with an extensive range of units with granite worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated fridge, freezer, dishwasher and space for a freestanding Range cooker. Window to the side elevation and a door provides access to the same.

Utility with space and plumbing suitable for a washing machine and tumble dryer. Wall mounted gas central heating boiler.

To the First Floor Landing there are Three Bedrooms and a Family Bathroom. Opaque window to the side elevation.

Bedroom One with window enjoying views over the delightful gardens to the rear. Attractive cast iron fireplace feature to the chimney breast. Picture rail surround.

Bedroom Two with window to the front elevation. Cast iron fireplace feature to the chimney breast. Picture rail surround.

Bedroom Three with window to the front elevation. Built in storage shelf. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a freestanding cast iron bath, separate enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin and WC. Tiling to the walls. Opaque window to the side elevation. Chrome finish heated towel rail. Loft access point.

Externally, there is a Driveway providing off road parking and gated access to the side elevation.

To the rear, the Gardens are a particular feature, accessed via the French doors from the Open Plan Live In Dining Kitchen with a paved patio area adjacent to the rear and side elevations. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees. The Garden is enclosed within timber fencing and hedging and is south west facing, therefore enjoys a sunny aspect.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - D
- ENERGY RATING - C

Approx Gross Floor Area = 941 Sq. Feet
= 87.5 Sq. Metres

