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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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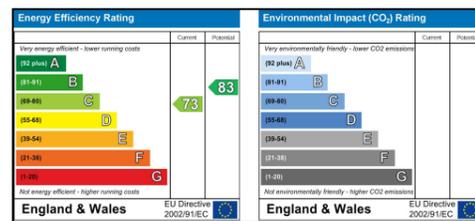


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A WELL PROPORTIONED AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, DESIRABLY LOCATED CLOSE TO HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND EXCELLENT LOCAL SCHOOLS. 1798SQFT

Porch. Hall. WC. Lounge. Study/Den. Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. 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 superb Detached family home with attractive reclaimed brick and black and white timbered elevations and attractively presented throughout.

The property offers well balanced family accommodation arranged over Two Floors and would equally suit a family or someone looking to downsize from a larger family home.

The property is positioned in a popular part of Hale and enjoys a sunny West facing Garden to the rear.

An internal inspection will reveal:

Covered Porch. Hall with modern wood flooring, a spindle balustrade staircase to the first floor.

Well appointed Ground Floor WC with white suite, chrome fittings and glass circular bowl wash hand basin.

Lounge accessed via double doors from the Hall and with modern wood flooring and a deep ledge bay window to the front.

Study/Den with modern wood flooring.

Fabulous Dining Kitchen with polished tiled flooring throughout and having a large Dining Area with deep ledge bay window overlooking the rear Garden in addition to French doors leading to the same.

The Kitchen Area is superbly appointed an extensive range of white high gloss fronted units with stainless steel finish handles and black granite worktops. The units incorporate an island unit with built in breakfast bar. Integrated or freestanding appliances include a stainless steel range cooker with extractor fan over, a freestanding American style fridge freezer and an integrated dishwasher.

Utility Room fitted with a range of base and eye level units and inset sink unit. Space and plumbing for a washing machine and dryer. Door and window to the side.

Off the First Floor Landing are Four Double Bedrooms all with modern built in wardrobes.

The Principal Bedroom is served by a striking En Suite Bathroom with white suite, chrome fittings, shower over the bath and wall hung wash hand basin.

The Bedrooms are further served by the Family Bathroom again with a white four piece suite with chrome fittings, enclosed shower cubicle, wall hung wash hand basin and tiling to the full height of the walls and to the floor.

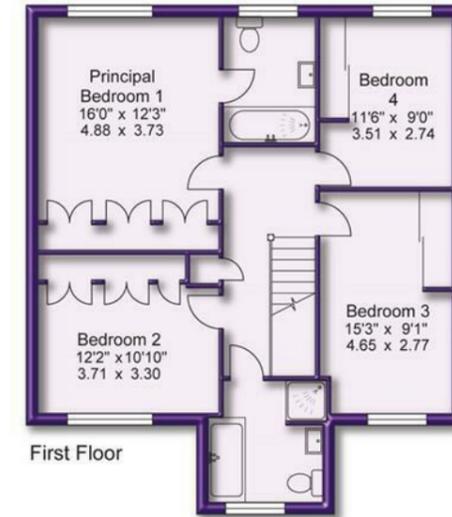
Externally, the front of the property is approached by a Driveway providing off street parking for several vehicles and in turn leads to the attached brick built Single Garage.

The Gardens are an attractive feature having a large stone paved path and patio area running across the whole of the back of the house. Beyond this, the Garden is laid principally to lawn with deep maturely stocked borders stocked with a variety of shrubs, bushes, trees and plants and is enclosed with timber fencing.

The Garden enjoys a broadly west facing and therefore sunny aspect.

A superb family home, ready to move in to.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1798 Sq. Feet
(inc. Garage) = 167.1 Sq. Metres
Approx Gross Floor Area = 1657.4 Sq. Feet
(exc. Garage) = 154 Sq. Metres

