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PROPERTY SALES AND RENTALS



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Oakfield Cow Lane

Ashley, Altrincham, WA15 0QQ



£975,000

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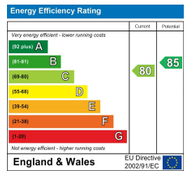

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Email: hale@watersons.net

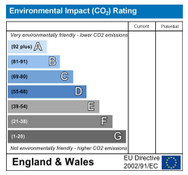
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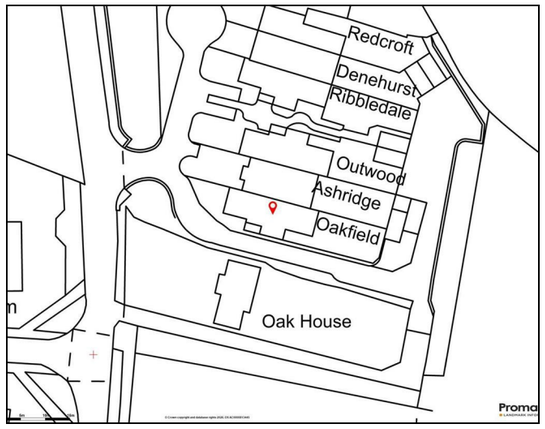
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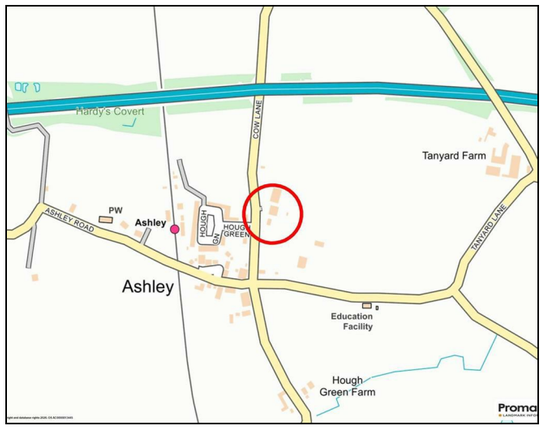
energy efficiency

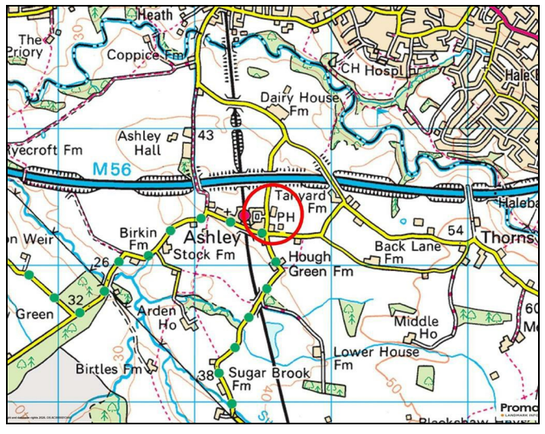
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)











overview

A FANTASTIC MODERN SEMI DETACHED FAMILY HOME ON A DESIRABLE DEVELOPMENT, WITH ASHLEY TRAIN STATION ON ITS DOORSTEP AND CLOSE TO HALE. 2988sqft.

Hall. WC. Lounge. Family Room. Dining Kitchen. Utility. Five Bedrooms. Three Bath/Showers. Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 fabulous, reproduction Edwardian style Semi Detached family home with high, timbered, gabled elevations, positioned on this individual development of just six properties, enjoying a lovely semi-rural location. Conveniently situated with The Greyhound Country Pub and Ashley Station on the doorstep, whilst being within striking distance of Hale, Altrincham, Knutsford and the motorway networks.

Beautifully designed and appointed throughout, the property features stylish Kitchen and Bathroom fittings, underfloor heating, wood finish internal doors, wood flooring to the ground floor, high corniced ceilings, impressive architraves and tall skirtings.

Extending to approximately 3,000 square feet over Three Floors, the accommodation is both extensive and versatile. The Ground Floor provides Two Reception Rooms, together with a superb open plan Dining Kitchen, Utility Area and Ground Floor WC. To the Upper Floors are Five Double Bedrooms served by Three Bath/Shower Rooms. The impressive Principal Bedroom has extensive built in wardrobes and an En Suite Bathroom.

A Covered Porch opens to a spacious Hall with spindle balustrade staircase. The Lounge enjoys a bay window overlooking the front together with a stone fireplace feature. A separate Family Room is open plan to the Dining Kitchen, provides ideal day-to-day living accommodation. This room enjoys a solid fuel burning stove fireplace.

The Dining Kitchen has French doors opening onto the landscaped rear garden. The Kitchen is fitted with an extensive range of contemporary units with two sets of integrated stainless steel ovens and microwaves, five ring gas hob with extractor, larder fridge and freezer units and a dishwasher. The Utility Area houses plumbing for a washing machine and provides additional storage.

To the First Floor are Three Double Bedrooms. The Principal Bedroom overlooks the rear garden and benefits from a extensive built in wardrobes and an En Suite Bathroom featuring a double ended bath and Walk-In Wet Room style shower.

Bedroom Two is equally as impressive as the Principal Bedroom and also enjoys a large En Suite Bathroom.

Bedroom Three is to the First Floor, whilst the Second Floor provides Two further Double Bedrooms together with a the Family Bathroom, linen and airing Room, storage and Loft access.

Externally, Outwood is approached via a private Driveway serving just six homes. The property benefits from parking to both the front and rear for two cars together with a Detached Single Garage positioned to the rear of the property.

The landscaped Rear Garden is a delightful feature with paved, gravelled and decked seating areas, enclosed by mature, well stocked borders containing a variety of plants, shrubs and trees.

A lovely family home of impressive proportioned in delightful location.

- Freehold
- Council Tax Band G

