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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS

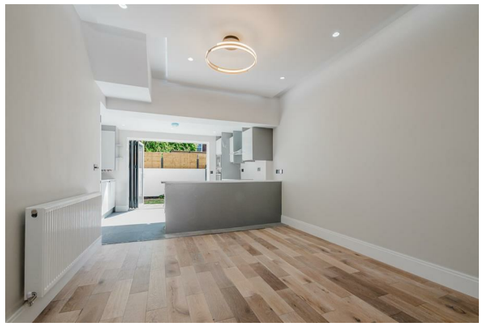
INDEPENDENT ESTATE AGENTS

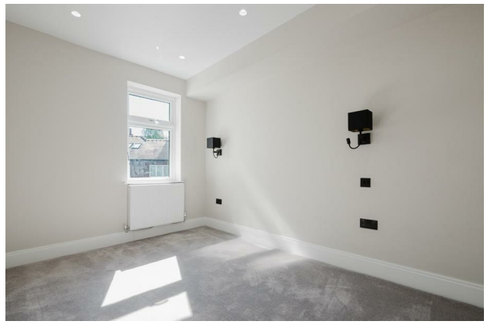
36 Oak Road

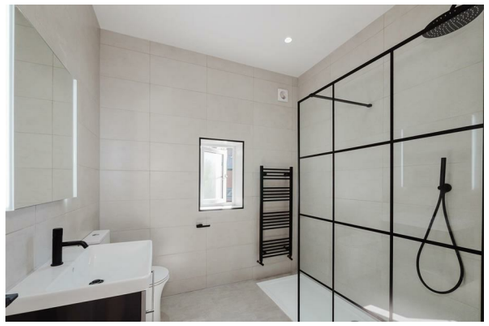
Hale, Altrincham, WA15 9JA

£585,000

www.watersons.net







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WATERSONS
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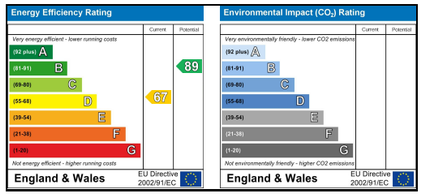
overview

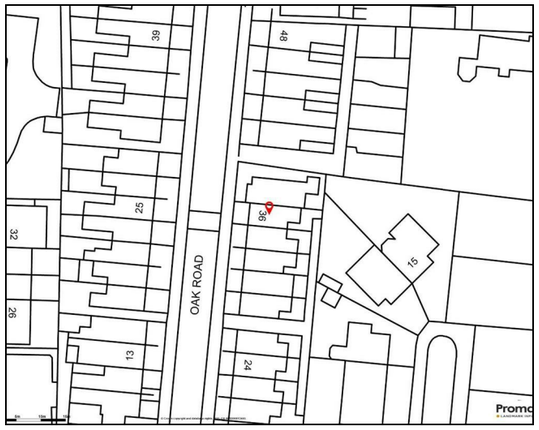
A STUNNING, COMPLETELY REMODELLED AND EXTENDED 'TREE ROAD' TERRACED PROPERTY WITH CONVERTED LOFT AND CELLARS, IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL. 1342sqft.

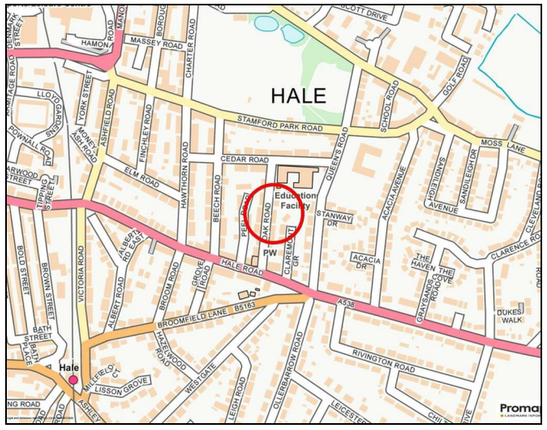
Porch. Hall. 400sqft Open Plan Living and Dining Room and Kitchen. Utility Area. Study/Playroom. Three/Four Bedrooms. Two well-appointed Bath/Shower Rooms. Courtyard Garden. No Chain.

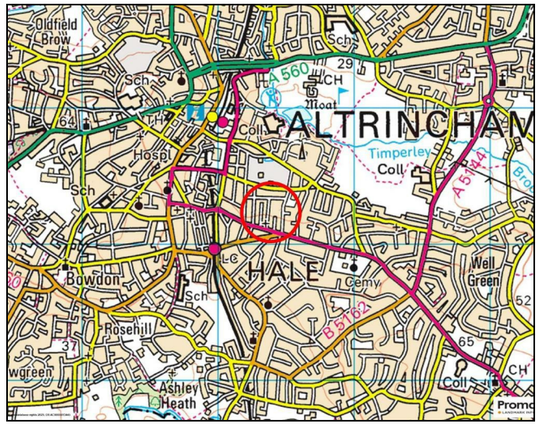
energy efficiency

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









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 stunning and completely remodelled, extended and improved bay fronted Victorian Terraced home located among the ever popular ‘Tree Roads' with walking distance of Hale Village with its fashionable shops, restaurants and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, in addition to the open space of Stamford Park and School.

The property is stylishly presented throughout with high specification kitchen and bathroom fittings, individually coordinated light fittings, LED spotlights, underfloor heating within the kitchen and shower rooms

The property provides accommodation arranged over Four Floors, including converted Loft and Cellars, extending to approximately 1350 square feet with a fantastic 400 square foot Open Plan Living and Dining Room and Kitchen to the Ground Floor with bay window to the front and folding doors onto the rear garden.

The Lower Ground Floor Converted Cellars provide a Reception Room, Study or Playroom.

Over the Two Upper Floors are Three/Four Bedrooms, one ideal to be used as a Home Study or Dressing Room and served by Two stylishly appointed Bath/Shower Rooms, one on each floor.

Externally, the property enjoys a Garden frontage which is gravelled for ease of maintenance. There is an attractive, walled Courtyard Garden to the rear with a centre point of artificial grass, enclosed with gravel and white washed rendered walls.

A gate gives access to a right of way for wheelie bin collection etc.

Comprising:

Entrance Porch to Entrance door leading to the Hall with wood finish flooring and a staircase to the First Floor. Door to the:

400 square foot Open Plan Living and Dining Room and Kitchen. A stunning space with the Living and Dining Area having wood finish flooring and a wide, tall bay window to the front. Within the Living Area there is a living flame, electric fireplace feature and housing for a flat screen TV. Suspended ceiling with pelmet LED lighting in addition to LED spotlights which continue throughout the property. Open Plan to the:

Kitchen Area featuring folding doors which give access to and enjoy aspects over the garden. The Kitchen is fitted with a range of high gloss units with marble effect worktops over that return to a peninsular unit. Integrated oven, microwave, hob and extractor fan, built in fridge, freezer and dishwasher. Tiled flooring.

Lower Ground Floor Converted Cellars with an area housing plumbing for a washing machine. Opening to a Study/Playroom with a window to a lightwell to the front and built in meter cupboards.

First Floor with doors to Two Bedrooms and a Shower Room.

Principal Bedroom One. A Double Room with two windows to the front.

Bedroom Two. A Double Room with a window to the rear

These Bedrooms are served by a Shower Room well appointed with a suite in white with black fittings, providing an open wet room style shower area with ‘drench’ shower head, wash hand basin on a toiletry stand and WC. Ladder radiator. Window to the rear. Underfloor heating.

Second Floor Landing with doors to a Bedroom, Home Study/Bedroom Four and Shower Room.

Bedroom Three with a window to the rear.

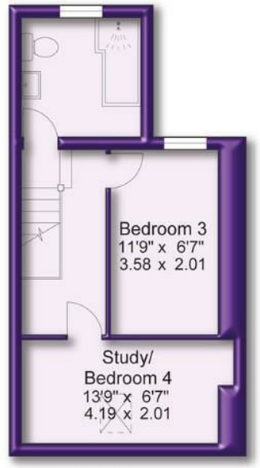
Bedroom Four/Home Study located under the eaves of the property with a sloping ceiling with an inset double glazed skylight window.

These Bedrooms are served by the Family Bathroom stylishly appointed with a white suite and black fittings, providing a shower end bath with thermostatic shower with ‘drench’ shower head, wash hand basin on a toiletry cupboard and WC. Ladder radiator. Underfloor heating. Window to the rear.

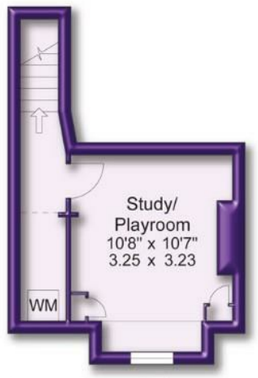
This completes an absolute ‘turn key’ property ready to move into, offered for sale with no chain!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1342 Sq. Feet
= 124.7 Sq. Metres



Second Floor



Lower Ground Floor

Ground Floor

First Floor