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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 57 Ashley Road

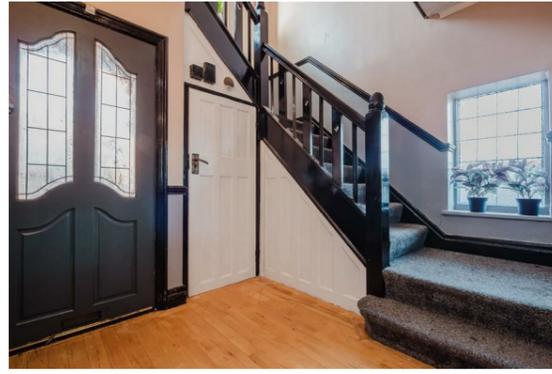
Altrincham, WA14 2LS



£795,000

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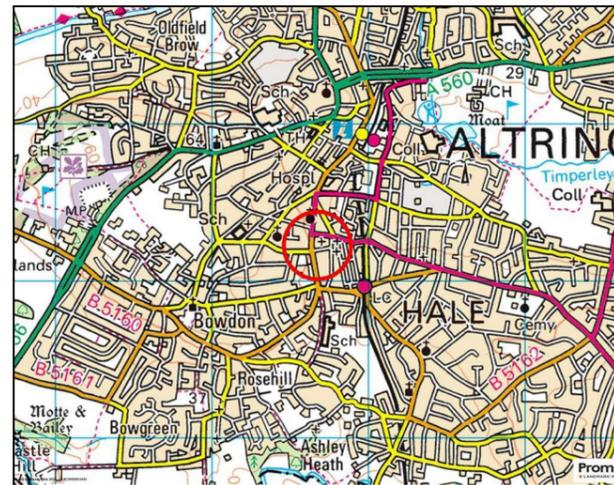
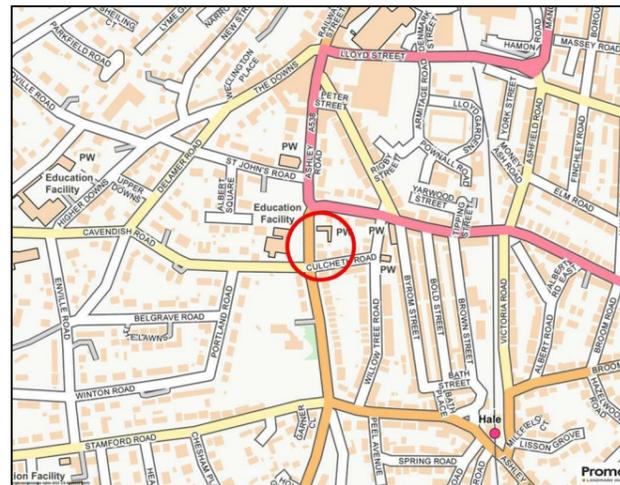
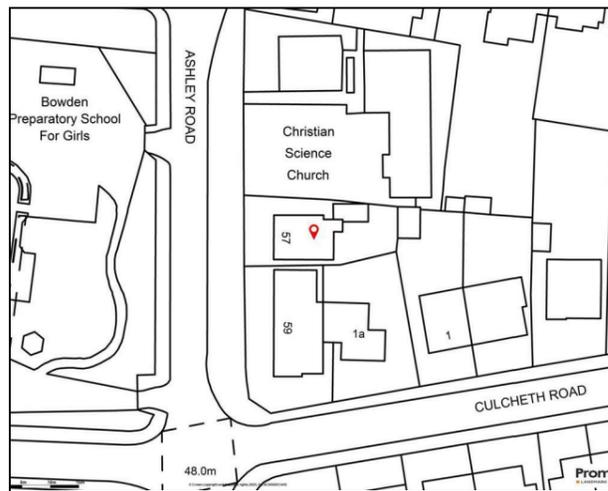
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## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81 + 91) B		(61 - 81) B	
(69 - 80) C		(49 - 60) C	
(55 - 68) D		(35 - 48) D	
(39 - 54) E		(19 - 34) E	
(21 - 38) F		(11 - 18) F	
(1 - 20) G		(1 - 10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Overview

A TRADITIONAL DETACHED FAMILY HOME POSITIONED IN THIS MOST CONVENIENT LOCATION WITHIN A FEW MINUTES WALK OF BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE AND OFFERING EXCELLENT ADDITIONAL POTENTIAL. 2003sqft.

Porch. Hall. Cloaks. Lounge and Dining Room. Sun Room. Morning Room. Kitchen. Utility. Four Double Bedrooms. Bathroom. Driveway. Sunny aspect Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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

An appealing bay fronted, traditional Detached family home positioned in this enormously convenient location within a moments walk of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition both Altrincham Boys and Girls Grammar Schools on the doorstep.

The property has been extended during our clients period of ownership including a Loft Conversion but would now benefit from some updating and improving and currently offers fantastic family living space extending to approximately 2000 square feet including a converted Garage.

The accommodation provides a spacious through Living and Dining Room in addition to a Morning Room and Kitchen to the Ground Floor whilst the former Garage is accessed off the Kitchen and converted into a particularly large Utility Room.

Over the Two Upper Floors are Four Double Bedrooms served by the Family Bathroom and with some reconfiguration there is scope to create a second Bathroom En Suite to the Principal Bedroom.

Externally, there is a Driveway providing good off street Parking and the rear Garden is laid to patio and sitting areas with deep borders and enjoys a rear East and side South facing aspect.

An excellent family sized home ready to move into yet at the same time offering excellent additional potential.

Comprising:

Porch. Spacious Hall. Cloakroom.

300 square foot Lounge and Dining Room with bay window to the front and window and French doors leading through to a Sun Room off the Dining Area.

Morning Room with window to the side. Built in storage cupboards and Ground Floor WC off.

Kitchen with rear garden aspect and fitted with a range of wood fronted units with built in oven and hob. Opening to a rear lobby with a door leading outside and step to the:

Converted Garage/Utility Room with extensive built in base units.

First Floor Landing with window to the front.

Principal Bedroom One. A spacious room with a window to the front. Extensive built in wardrobes and further window to the side creating an ideal position for an En Suite facility.

Bedroom Two. A Double Bedroom overlooking the rear.

Bedroom Three. A Double Bedroom overlooking the rear.

Family Bathroom, of a good size with windows to the side and fitted with a bath with shower over, wash hand basin and WC.

Second Floor.

Bedroom Four located within the eaves of the property with attractive sloping ceilings opening to a large dormer style window enjoying a far reaching view to the rear. Access to extensive under eaves storage space.

A well proportioned family home in a great location.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 2003 Sq. Feet  
(Including Eaves Storage) = 186.1 Sq. Metres

Approx Gross Floor Area = 1878 Sq. Feet  
(Excluding Eaves Storage) = 174.4 Sq. Metres

