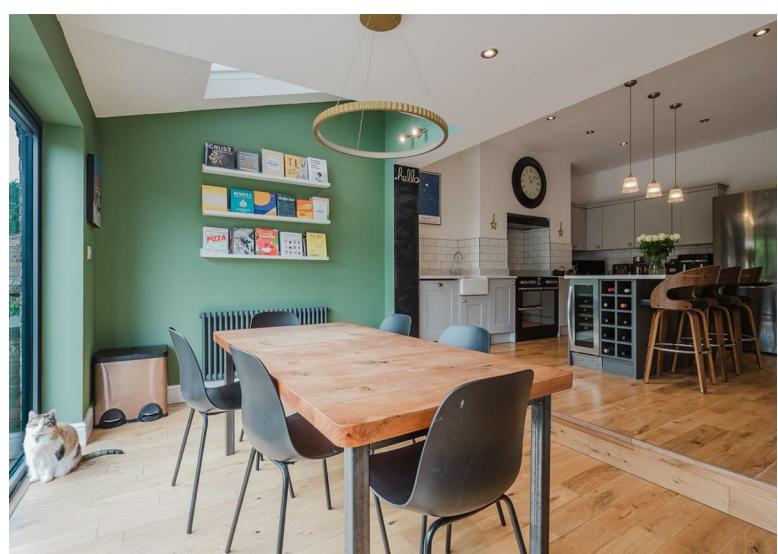


# 81 Hermitage Road

Hale, Altrincham, WA15 8BW



£625,000



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: [hale@watersons.net](mailto:hale@watersons.net)

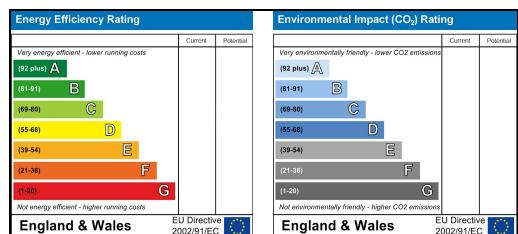
**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: [sale@watersons.net](mailto:sale@watersons.net)

**INDEPENDENT ESTATE AGENTS**

## energy efficiency

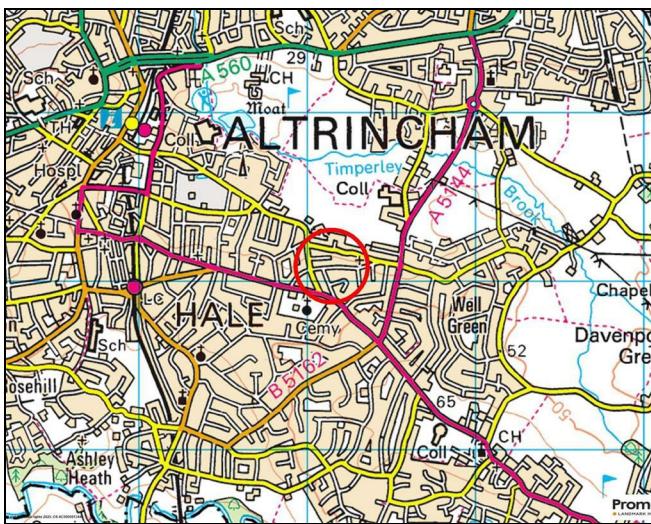
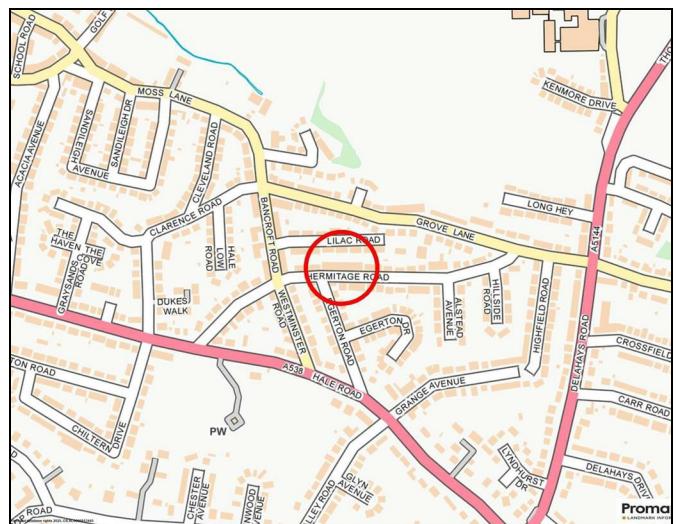
In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A BEAUTIFULLY PRESENTED, REMODELLED AND EXTENDED PERIOD TERRACE IN A POPULAR LOCATION, CLOSE TO HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND STAMFORD PARK AND SCHOOLS. 1826sqft.

Recessed Porch. Hall. Lounge. Open Plan Live In Dining Kitchen. Three Double Bedrooms. Two Baths/Shower. Cellars. Low maintenance Gardens.



# in detail

A beautifully presented, remodelled and extended Period Terraced property in this popular location close to both Hale Village and Altrincham Town Centre, all their amenities, the popular Market Quarter and the Metrolink, as well as having Stamford Park and School on its doorstep.

The stylishly appointed property is arranged over Four Floors with the accommodation extending to some 1826 square feet providing an Entrance Hall, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and Three Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser an opportunity to create additional living accommodation. The Cellars are currently utilised as a Utility/Storage space.

Externally, there is on road Parking and low maintenance Gardens to the front and rear.

Comprising:

Recessed Porch. Panelled door with stained and leaded glass feature leading to an Entrance Hall. A staircase rises to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Oak flooring. Dado rail surround. Coved ceiling.

Lounge with inset bay window to the front elevation. Attractive, cast iron gas living flame, coal effect fireplace to the chimney breast with tiled hearth. Built in storage and display shelving to either side of the recess. Oak flooring. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with bi-folding doors overlooking and providing access to the gardens to the rear. Inset Velux window.

The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Space for a Range cooker and fridge freezer. Integrated dishwasher and wine fridge. Wall mounted gas central heating boiler housed within the units. Oak flooring.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to create additional living space. The Cellars are currently used as a Utility and storage space with whitewashed walls and the floors have been carpeted.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing. Dado rail surround.

Bedroom One with two windows to the front elevation. Attractive cast iron fireplace feature to the chimney breast. Tiled hearth. Picture rail surround.

Bedroom Two with sash window to the rear elevation. Attractive cast iron fireplace feature to the chimney breast. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings providing, a double ended bath with shower attachment over, separate enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the sink and shower areas. Opaque window to the rear elevation. Dado rail surround.

To the Second Floor Landing there is access to Principal Bedroom Three. Window to the rear elevation enjoying far reaching views.

Principal Bedroom Three with wide window to the rear enjoying delightful far reaching views towards Manchester City Centre and the Pennines. Inset Velux window. Access to extensive roof void storage.

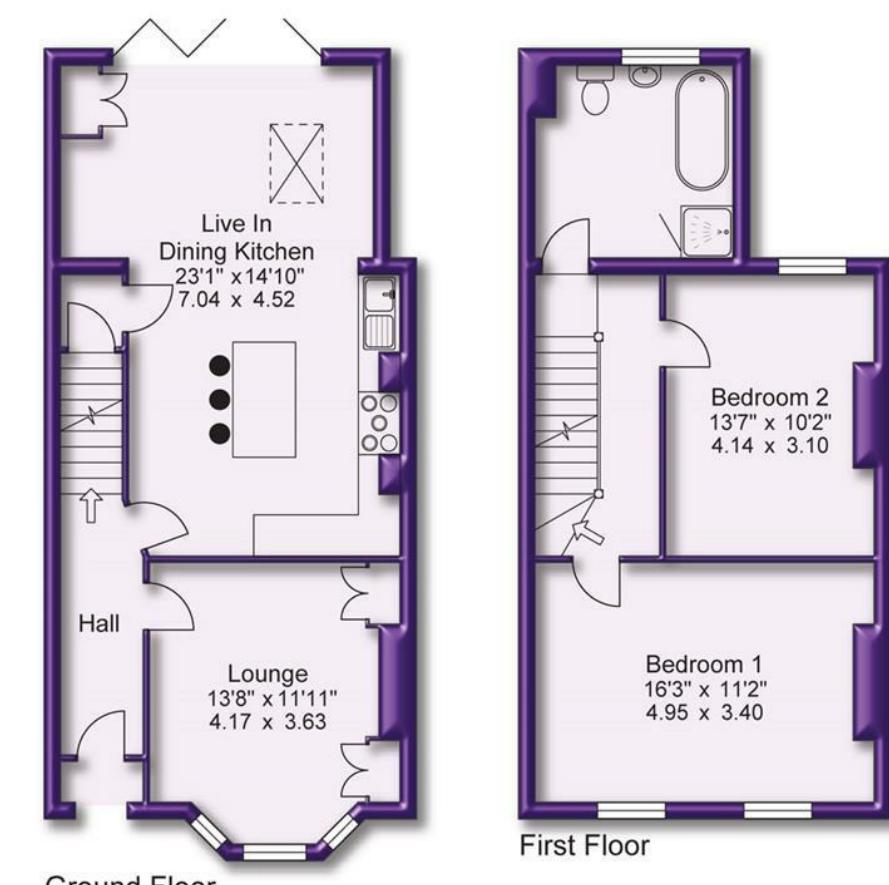
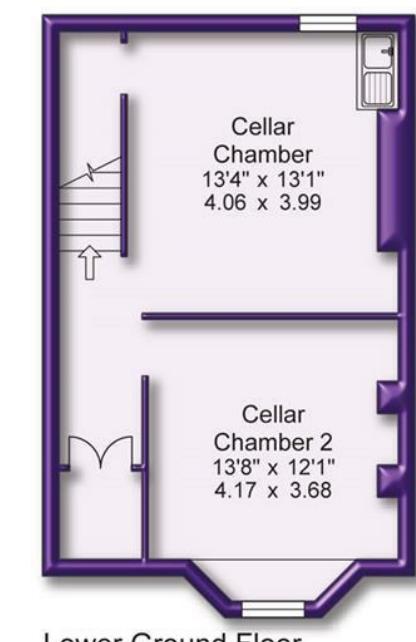
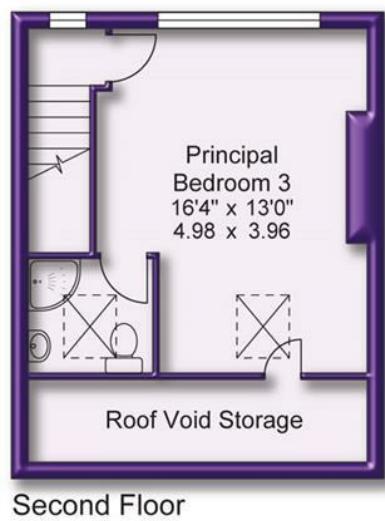
En Suite Shower Room fitted with a modern white suite and chrome fittings providing, an enclosed shower cubicle with thermostatic shower, wash hand basin with marble top and built in storage below and WC. Tiling to the shower and sink areas. Tiled floor. Inset Velux window. Chrome finish heated towel rail.

Externally, there is on road Parking and a Garden frontage.

To the rear, the Gardens are designed with low maintenance in mind, with steps leading down to a gravelled Garden area with stocked borders and enclosed within timber fencing.

A gate provides a right of way for wheelie bin access.

- Freehold
- Council Tax band D



Approx Gross Floor Area = 1826 Sq. Feet  
(Including Roof Void Storage) = 169.4 Sq. Metres

Approx Gross Floor Area = 1761 Sq. Feet  
(Excluding Roof Void Storage) = 163.6 Sq. Metres