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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS

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£925,000





National Association of Estate Agents

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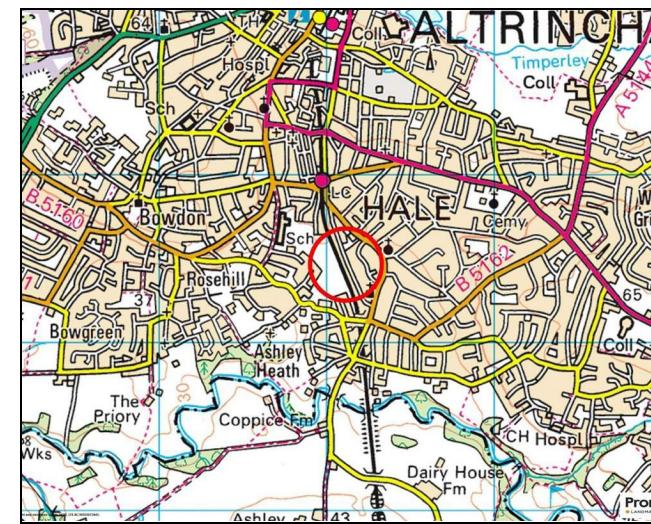
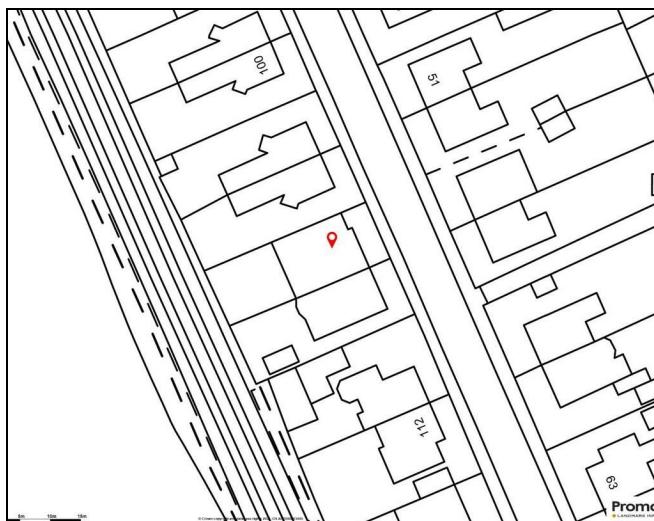
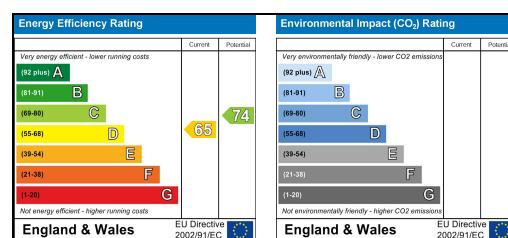
INDEPENDENT ESTATE AGENTS



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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

\*\*\*BEST AND FINAL OFFERS BY WEDNESDAY 28 MAY AT 12PM - ALL OFFERS BY EMAIL TO THE HALE OFFICE\*\*\*

A SUPERBLY APPOINTED, BEAUTIFULLY PRESENTED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE AND BENEFITING FROM A SOUTH FACING GARDEN ENJOYING AN OPEN ASPECT. 2264SQFT

Hall. WC. Lounge. 600sqft Live In Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Parking Bay. Single Garage. South facing Garden.



# in detail

An impressive and extended, traditional bay fronted Semi-Detached family home, updated, extended and improved with accommodation of approximately 2300 square feet arranged over Two Floors and providing perfectly balanced family living space.

Arranged off a large Hall with WC off, there is a spacious Lounge in addition to a 600 square foot Open Plan Live In Dining Kitchen with full width sliding doors giving access to the gardens. From here, there is a Utility Room giving access to the large Integral Garage.

To the First Floor are Four excellent Bedrooms, Two with built-in furniture served by Two well-appointed Bath/Shower Rooms, One being an En Suite to the Principal Bedroom.

Externally, there is Parking to the front in addition to the large Integral Garage and a South facing Garden to the rear with aspects towards Altrincham Grammar School playing fields beyond.

An excellent family home in a heart of the Village location.

Porch to a panelled and paned entrance door to Hall.

Hall with parquet design, wood finish flooring and windows to the front and side. Staircase to the First Floor with Ground Floor WC beneath. Panelled door to the Lounge and Crittall-style, glazed double doors to the Open Plan Live In Dining Kitchen.

Lounge with a wide, shuttered angled bay window to the front and a cast iron, solid fuel burning stove fireplace with timber mantle, custom-built cabinets and shelving to the chimney breast recesses.

Fantastic 600 square foot Open Plan Live In Dining Kitchen. A superb, day-to-day, informal Family Living, Dining and working kitchen space with almost full width sliding patio doors giving access to and enjoying aspects of the Gardens and with three further large, double glazed, Velux skylight windows inset into the part vaulted ceiling providing additional natural light. There is wood finish flooring throughout.

The Kitchen is fitted with an extensive range of grey shaker-style units with worktops over arranged around a central island unit incorporating a sink and Breakfast Bar. Integrated appliances include an oven, combination microwave oven, warming drawer, dishwasher, wine fridge, induction hob, extractor fan and freestanding American-style fridge freezer which maybe available to the incoming purchaser subject to negotiation. Door to the:

Utility Room with a door and window leading outside and courtesy door to the Garage, enabling front and rear access to the garden without having to go through the house. Fitted with a range of high-gloss finish units and sink unit. There is space for a washing machine and dryer.

First Floor Landing having panelled doors to the Bedrooms and Family Bathroom.

Principal Bedroom One with a wide bay window to the front. Two further, double glazed, Velux skylight windows inset into the vaulted ceiling and served by the En Suite Shower Room.

En Suite Shower Room with open shower with 'drench' showerhead, wash hand basin and WC. Chrome ladder radiator.

Bedroom Two with a window enjoying the aspect towards Altrincham Grammar School playing fields to the rear. Extensive built-in wardrobes.

Bedroom Three with wide, shuttered bay window to the front. Built-in wardrobes.

Bedroom Four, currently utilised as a Home Study with shuttered window to the front.

Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, wash hand basin, WC and open shower area. Shuttered window to the rear. Chrome ladder radiator.

Externally, the front of the property is approached via a block-paved Driveway providing off street parking and retuning beneath a parking bay leading to the Integral Single Garage.

The property enjoys a Garden frontage, whilst to the rear the Garden has a stone paved path and patio area returning across the back of the house. Beyond, the Garden is laid to lawn with stocked borders and timber fence enclosure enjoying an open outlook towards Altrincham Grammar School and playing fields beyond.

The Garden enjoys a directly South facing and therefore sunny aspect.

A fantastic family home in a heart of the Village location.

- Freehold
- Council Tax Band E

AGENTS NOTE - This property is owned by an employee Watersons Independent Estate Agents.

AGENTS NOTE - The vendor has undertaken plans for enhancing the first floor side extension and a loft conversion. Plans are available for inspection.

Approx Gross Floor Area = 2264 Sq. Feet  
= 210.4 Sq. Metres

