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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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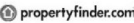


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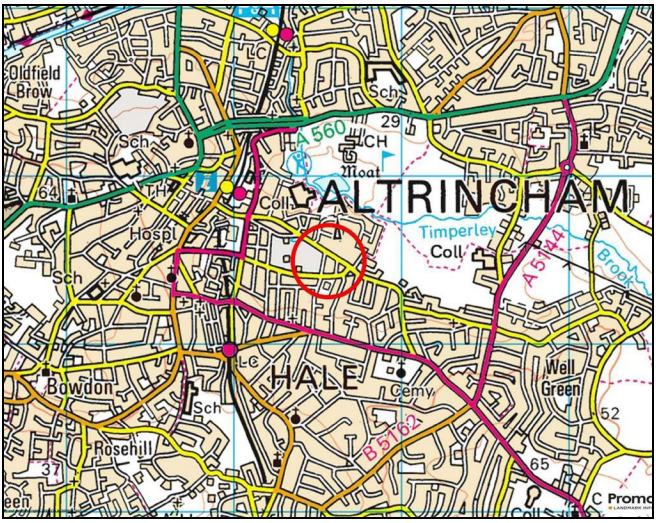
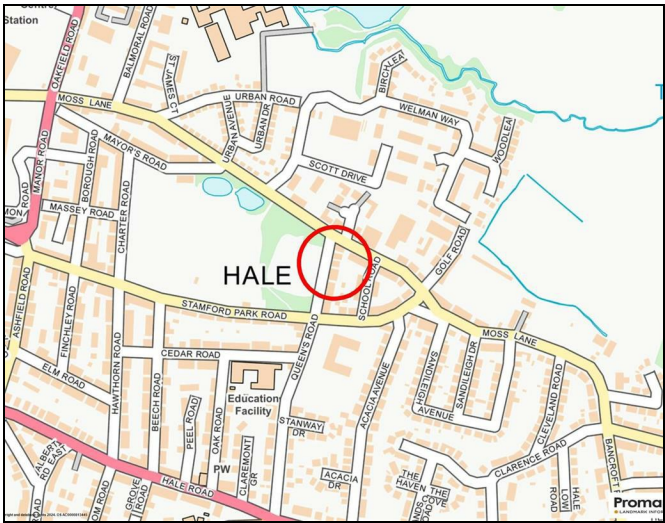
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energy efficiency

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

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92-100) A | | | (02-10) A | | |
| (81-91) B | | | (11-20) B | | |
| (69-80) C | | | (21-30) C | | |
| (55-68) D | | | (31-40) D | | |
| (43-54) E | | | (41-50) E | | |
| (31-42) F | | | (51-60) F | | |
| (1-30) G | | | (61-80) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |



overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED PERIOD SEMI DETACHED ARRANGED OVER FOUR FLOORS WITH VIEWS OVER STAMFORD PARK AND WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE AND METRO. 2037sqft.

Hall. Lounge. Impressive Open Plan Live In Dining Kitchen. Family Room. Utility. WC. Four Bedrooms. Two Bath/Shower Rooms. Gardens.



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

A superbly proportioned bay fronted Victorian Semi Detached property enjoying an excellent location close to local schools and approximately equidistant to Hale Village and Altrincham Town Centre, enjoying a delightful view towards the open space of Stamford Park to the front.

The beautifully presented property is arranged over Four Floors with the accommodation extending to some 2037 sq ft providing an Entrance Hall, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and Four good sized Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

To the Lower Ground floor, there is a Family Room, Utility and WC. The cellars were converted some years ago by a previous owner and so there is no building regulation paperwork in place but is useful additional living space nonetheless.

Comprising:

Recessed Porch with tiled floor. Panelled entrance door with leaded stained glass window feature.

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Dado rail surround. Coved ceiling.

Lounge with wide bay to the front elevation with inset uPVC framed sash windows. To the chimney breast there is an impressive gas living flame fireplace feature with marble fireplace surround. Built in shelving and cupboards to either side of the chimney breast recess. Dado rail surround. Coved ceiling. Wood flooring. Glazed folding doors open onto the:

Impressive Open Plan Live In Dining Kitchen with part vaulted ceiling with three inset Velux windows making this a naturally light and bright space and bi-fold doors overlook and provide access to the delightful gardens to the rear.

To the Living Area there is an impressive fireplace feature to the chimney breast with wood burning stove and tiled hearth. Picture rail surround.

The Kitchen Area is fitted with a range of white high gloss base and eye level units with worktops over, incorporating a peninsular unit, inset into which is a sink and drainer unit with mixer tap over. Integrated Neff appliances include an oven, combination microwave oven, four ring induction hob with extractor fan over and dishwasher. There is space for an American style fridge freezer.

An opening provides access to the Lower Ground Floor with Converted Cellars, although the conversion was undertaken by a previous owner and so therefore no building regulations are in place.

Family Room with double glazed uPVC frame opaque window to the side elevation. Wood flooring. There is access to sub floor storage which runs underneath the Kitchen with access to under stairs storage.

Utility Room with tiled flooring and a built in worktop with inset stainless steel sink. Double glazed uPVC frame window to the front elevation. Built in cupboards and meter cupboards. A door provides access to a WC.

To the First Floor Landing there is access to Three good sized Bedrooms and the Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with two uPVC frame sash windows to the front elevation enjoying views over Stamford Park. Attractive cast iron fireplace feature to the chimney breast. Built in wardrobes provide hanging and storage space. Picture rail surround.

Bedroom Two with uPVC frame sash window overlooking and enjoying views over the gardens to the rear. Attractive fireplace feature to the chimney breast. Built in wardrobe to one side of the recess. Picture rail surround.

Bedroom Three with a uPVC frame sash window to the rear elevation.

The Bedrooms are served by a stylish Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with thermostatic shower over and glazed shower screen, wash hand basin and WC. Double glazed

uPVC frame opaque window to the side elevation. Tiling to the walls.

To the Second Floor Landing there is access to Principal Bedroom Four. Inset Velux window. Access to extensive roof void storage.

Principal Bedroom Four with windows and Juliette Balcony to the rear elevation. Walk in Wardrobe with inset Velux window.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with thermostatic shower and glazed screen, wash hand basin with built in storage below and WC. Inset Velux window. Part tiled walls.

Externally, the property is approached via a pathway, retained from the road by way of brick walling and wrought iron gates with a well stocked border with a variety of plants, shrubs and trees.

To the rear, there is a raised decked patio area adjacent to the back of the house, accessed via the doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is paved for ease of maintenance with well stocked borders with a variety of plants, shrubs and trees providing a high degree of privacy.

- Freehold
- Council Tax Band D

