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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



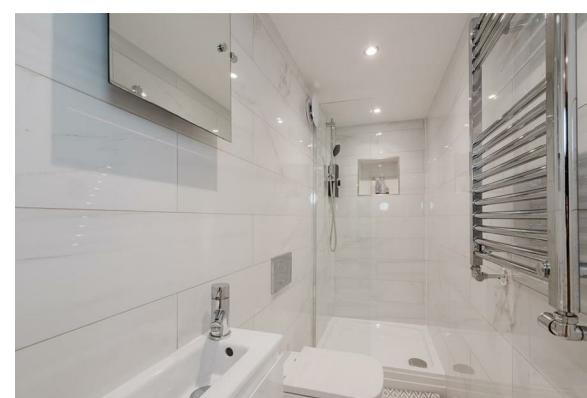
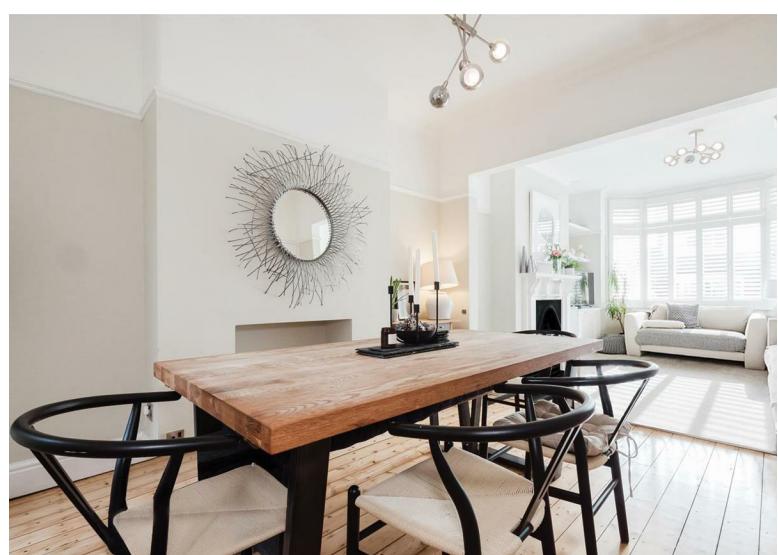
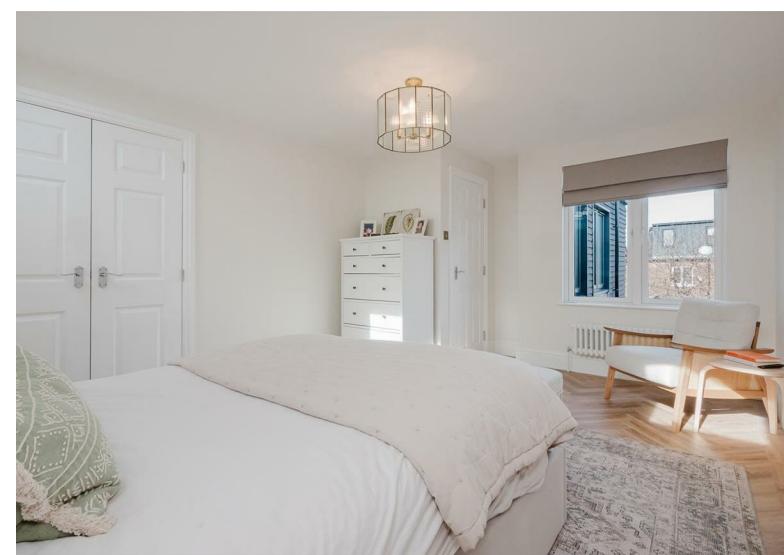
INDEPENDENT ESTATE AGENTS

# 10 Addison Road

Hale, Altrincham, Cheshire, WA15 9BQ



£875,000



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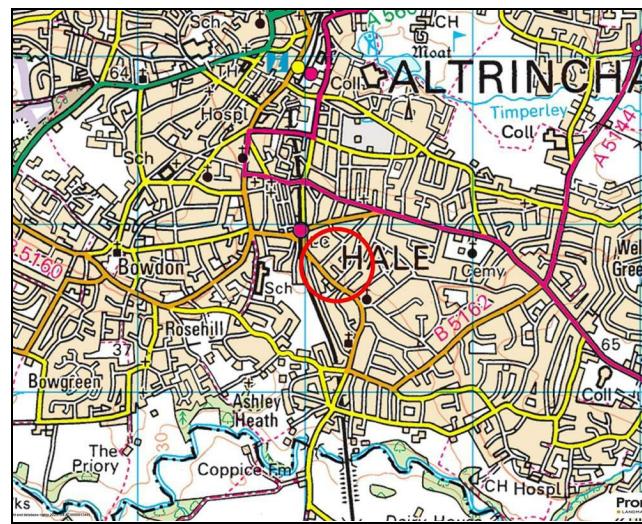
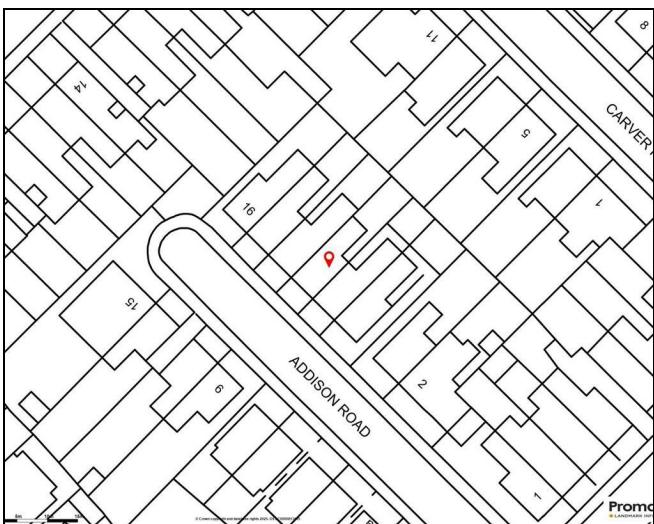
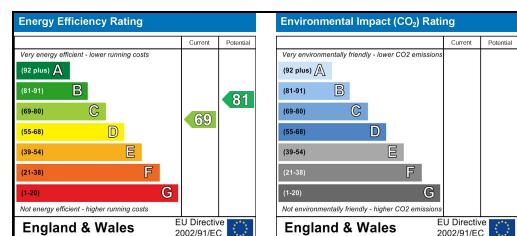


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED, EXTENDED AND REFURBISHED, BAY FRONTED PERIOD TERRACED PROPERTY ARRANGED OVER FOUR FLOORS, LOCATED ON THIS DESIRABLE ROAD, IN THE HEART OF HALE VILLAGE. 1837 SQFT.

Hall. Living and Dining Room. Breakfast Kitchen. Family Room. Utility. Four Bedrooms. Three Bath/Shower Rooms. Permit Parking. Low maintenance Garden.



# in detail

A stunning, extended and refurbished, bay fronted Victorian Terraced property superbly located, being literally right in the heart of Hale Village with its range of fashionable shops, restaurants and bars and offering excellent accommodation arranged over Four Floors.

The beautifully presented property extends to some 1837 square feet providing an Entrance Hall, Living and Dining Room and Breakfast Kitchen to the Ground Floor and there are Four good sized Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors, with the Top Floor being a Principal Suite with Dressing Area and En Suite Shower Room.

To the Lower Ground Floor are the converted Cellars providing a Family Room, Shower Room and Utility Area.

Externally, there is an on street Resident Permit Parking scheme in place and to the rear an appealing, low maintenance Garden enclosed within timber fencing and brick walling.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Stripped and stained floorboards. Decorative radiator cover. Picture rail surround. Coved ceiling.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is an angled bay with inset windows. To the chimney breast there is an impressive gas living flame, coal effect fireplace with wood surround. Built in cupboard to one side of the recess and display shelving. Picture rail surround. Coved ceiling.

To the Dining Area French doors overlook and provide access to the gardens to the rear. Stripped and stained floorboards. Picture rail surround.

Breakfast Kitchen fitted with an extensive range of base and eye level units with Quartz worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a fridge, freezer, microwave oven and dishwasher. Space for a Range cooker. Bi-fold doors overlook and provide access to the gardens to the rear. Window to the side elevation.

To the Lower Ground Floor are the Converted Cellars which access to a Family Room, Shower Room and Utility Area.

Family Room with a window to the front elevation. Built in storage cupboards with wall mounted gas central heating boiler.

Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room shower with electric shower and glazed screen, wash hand basin and WC. Tiling to the walls and floor.

Utility Area with built in units and there is space and plumbing for a washing machine and dryer. Built in understairs storage.

To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing to the Principal Bedroom Suite. Picture rail surround.

Bedroom One with two windows to the front elevation. Attractive fireplace feature to the chimney breast. Built in wardrobes to either side of the recess. Stripped and painted floorboards. Picture rail surround. Coved ceiling.

Bedroom Two with window to the rear enjoying views over the gardens. Attractive fireplace feature to the chimney breast. Panelled wall feature.

Bedroom Three with window to the rear elevation. Stripped and painted floorboards.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and black fittings, providing a double ended bath, separate enclosed shower cubicle with dual attachments and glazed door, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation. Heated towel rail.

To the Second Floor Landing is the Principal Bedroom Suite providing a Bedroom, Dressing Room and En Suite Shower Room.

Principal Bedroom Four with two inset Velux windows and an additional window to the rear elevation. Built in wardrobe space and access to roof void storage.

Dressing Room with built in wardrobes. Opaque window to the side elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary suite, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque windows to the side and rear elevations. Extensive tiling to the walls and floor.

Externally, there is an on street Resident's Permit Parking scheme in place. Low maintenance Garden frontage.

To the rear, the Garden is laid to Astroturf, accessed via the bi-fold doors from the Breakfast Kitchen. Beyond, there is a paved patio area and well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing and brick walling.

- Freehold
- Council Tax Band E

