



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,100,000

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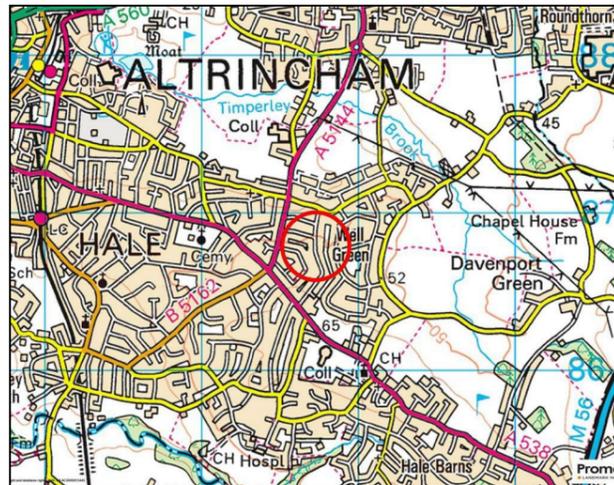
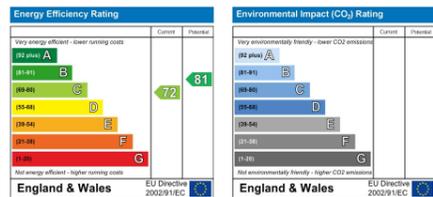


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energy efficiency

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



Overview

A SUPERBLY APPOINTED DETACHED FAMILY HOME OFFERING SPACIOUS AND WELL BALANCED ACCOMMODATION LOCATED ON A HIGHLY DESIRABLE ROAD WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND HALE VILLAGE. 2102 SQFT

Hall. Lounge. Family Room. Playroom/Study. 400sqft Open Plan Live In Dining Kitchen. Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. Garden.



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 superb Detached family home located on this desirable road within reasonable walking distance of local primary schools and with Hale Village with its range of fashionable shops, restaurants and bars and offering excellent family accommodation arranged of Two Floors, extending to approximately 2100 square feet.

The property is well appointed throughout with excellent specification Kitchen and Bathroom fittings and provides well balanced family living space with Two Reception Rooms to the Ground Floor in addition to a Playroom/Study and a fantastic 400 square foot Open Plan Live In Dining Kitchen.

To the First Floor are Four Double Bedrooms served by Three well appointed Bath/Shower Rooms, Two being En Suite and with the Principal En Suite Bedroom enjoying custom built furniture and the Second En Suite Bedroom enjoying a fitted Dressing Area.

Externally, there is a gated Driveway which provides good off street Parking to a block paved Driveway, whilst the Garden to the rear is of a good size with large, paved patio area with artificial lawned Garden beyond and substantial mature trees within the boundaries of this and neighbouring properties providing a delightful outlook and good screening.

A superb family home in a popular location.

Comprising:

Hall with staircase to the First Floor. Wood finish flooring. Ground Floor WC.

Lounge with stone fireplace feature and windows to the side and rear. Patio doors lead through to the Family Room.

The Family Room is ideal for day to day informal family living with wide windows and folding doors enjoying aspects of and giving access to the gardens and with further Velux skylight windows inset into the part vaulted ceiling. Double doors lead through to the:

Playroom or Study, which in turn has a connecting door to the:

400 square foot Live In Dining Kitchen.

The Live In Dining Kitchen is positioned with windows to the front of the property and is fitted with an extensive range of custom built units arranged around a central island unit incorporating a breakfast bar. There are integrated double ovens, combination microwave oven, hob, extractor fan, fridge freezer and dishwasher.

Principal Bedroom One overlooking the front with custom built wardrobes and served by the En Suite Bathroom.

Bedroom Two overlooking the rear with a Dressing Area with mirror fronted wardrobes and an En Suite Shower Room.

Bedroom Three overlooking the rear.

Bedroom Four overlooking the front.

These Bedrooms are served by the stylishly appointed Family Bathroom with a large bath and separate shower cubicle.

A really well balanced family home in a great location.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 2102 Sq. Feet
= 195.4 Sq. Metres

