



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: 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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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25 Oak Road

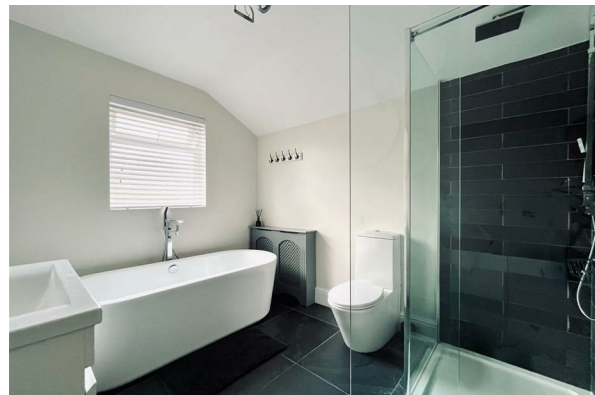
Hale, Altrincham, Cheshire, WA15 9JA



£550,000

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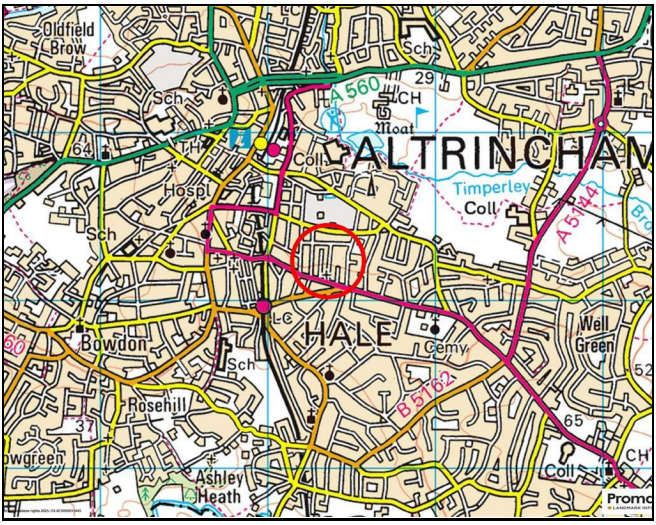
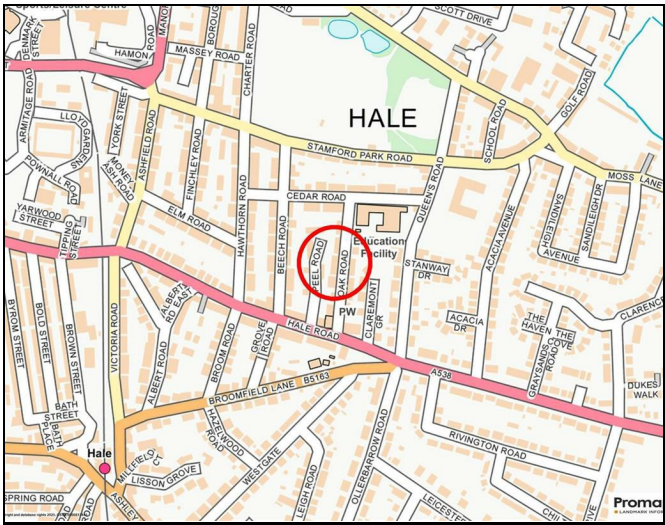
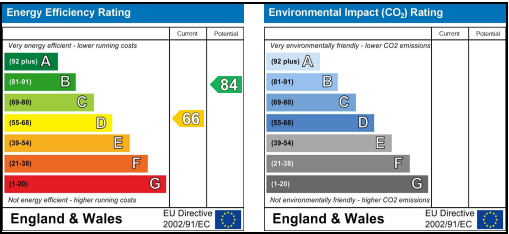
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energy efficiency

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



overview

A SUPBERLY PRESENTED, BAY FRONTED VICTORIAN 'TREE ROAD' TERRACED ARRANGED OVER THREE FLOORS, IDEALLY POSITIONED FOR STAMFORD PARK, SCHOOL AND METROLINK AND WALKING DISTANCE TO HALE AND ALTRINCHAM CENTRES. 1143sqft.

Hall. Living/Dining Room. Breakfast Kitchen. Three Double Bedrooms. Bathroom. Sunny Aspect Courtyard Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 presented Victorian Terraced property located among the ever popular 'Tree Roads' within easy walking distance of excellent schools, Hale Village, Altrincham Town Centre, the Metrolink and the open space of Stamford Park.

The stylish accommodation extends to some 1143 sqft and is arranged over three floors providing a Hall, Living/Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.

To the Lower Ground Floors are the converted Cellars providing an additional room used as a Bedroom or Reception Room.

Externally, there is on street parking and to the rear a low maintenance Garden enjoying a west facing, therefore sunny aspect enjoying the afternoon and evening sun.

Comprising:

Composite door leading to an Entrance Hall with staircase rising to the First Floor. Stripped and stained floorboards. Coved ceiling. A door provides access to the Ground Floor Living Accommodation.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is a uPVC double glazed bay window to the front elevation. To the chimney breast there is a cast iron solid fuel burner. Picture rail surround. Coved ceiling.

Dining Area with uPVC double glazed window to the rear elevation overlooking the Courtyard Garden. Picture rail surround.

Breakfast Kitchen with doors overlooking and providing access to the Courtyard Garden to the rear. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl enamel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring gas hob and extractor fan over, fridge and dishwasher. Wall mounted gas central heating boiler housed within the units. Window to side elevation.

To the Lower Ground Floor are the Converted Cellars which provide an extra Reception Room/Bedroom Three with uPVC double glazed window to the front elevation. LED lighting.

To the First Floor there is access to Two Double Bedrooms and a Bathroom. Loft access point. Stripped and stained floorboards.

Bedroom One with uPVC double glazed window to the front elevation. Stripped and stained floorboards.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the Courtyard Garden. Stripped and stained floorboards.

Bathroom fitted with a modern white suite and chrome fittings, comprising a stand-alone double ended bath, walk in wet room style shower with dual shower attachments and glazed screen, wash hand basin and WC. Double glazed uPVC opaque window to the rear elevation. Tiled floor.

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

To the rear, there is a Courtyard adjacent to the back of the house, accessed via the Kitchen. Beyond there is a gravelled low maintenance Garden area, enclosed within brick walling enjoying a west facing, therefore sunny aspect enjoying the afternoon and evening sun.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1143 Sq. Feet
= 105.96 Sq. Metres

