



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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67 Park Road  
Hale, Altrincham, WA15 9LN



£1,095,000

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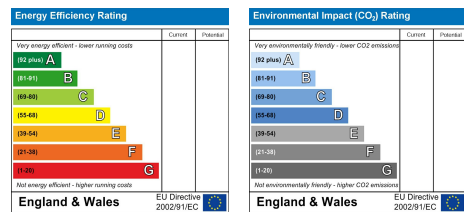


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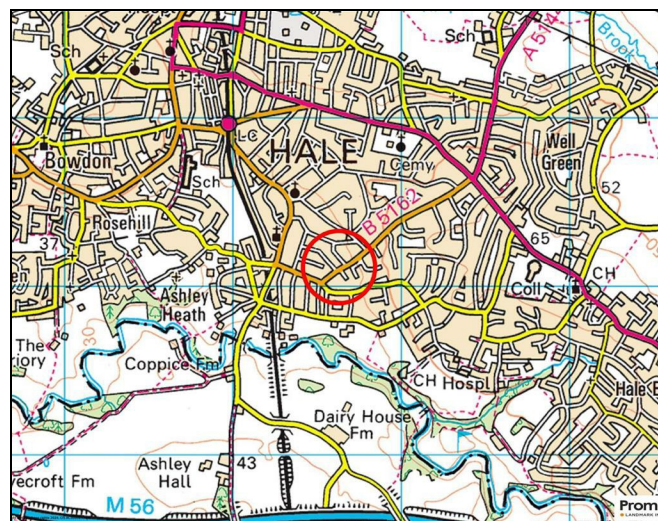
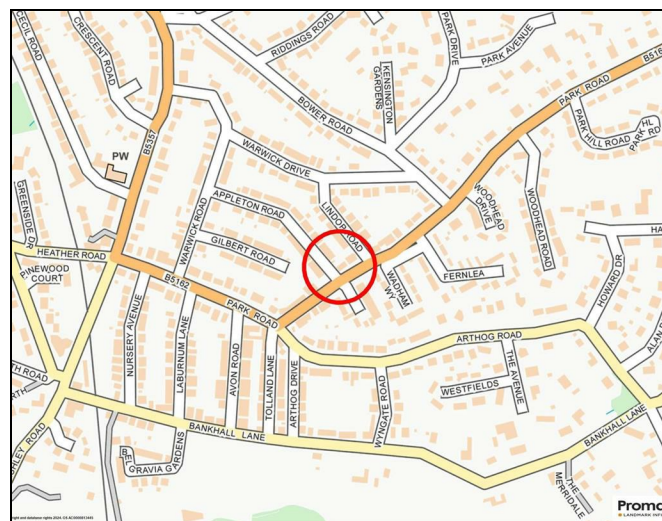


## energy efficiency

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



From Watersons Hale office proceed along Ashley Road in the direction of Ashley and turn left opposite the Wolf Grange Development in to Park Road. Take the second left turn in to the continuation of Park Road where the property will be found on the left hand side, just after Appleton Road



# Overview

A SUPERBLY APPOINTED AND IMMACULATELY PRESENTED PERIOD SEMI DETACHED FAMILY HOME WITH FULL FOOTPRINT CELLARS AND STANDING ON A LOVELY CORNER GARDEN PLOT, IDEALLY LOCATED WITHIN WALKING DISTANCE TO HALE VILLAGE. 2524 SQFT.

Hall. Lounge. Dining Room. Breakfast Kitchen. Four Double Bedrooms. Two Bath/Shower Rooms. Three Chamber Cellars. Driveway. Garage. Corner Garden Plot.





# in detail

A beautifully appointed and immaculately presented Victorian 'Cheshire Link' Semi Detached family home enjoying a corner Garden plot positioned on this desirable road, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and with offering excellent family accommodation arranged over Four Floors, including Cellars, extending to approximately 2500 square feet.

The property is immaculately presented throughout with excellent specification kitchen and bathroom fittings and many original features to include high corniced ceilings, attractive fireplaces, some delightful stained glass window features, and has a spindle balustrade staircase rising through the floors.

The property offers obvious potential to convert the Three Chamber Cellars into valuable additional living space, subject to any necessary consents.

Externally, the property stands on a delightful corner Garden plot with Gardens to three sides and a Driveway provides off street Parking and leads to a Single Garage, accessed off Appleton Road. The Garage has electricity and an electric vehicle charging point.

The accommodation provides:

Spacious Hall leading to Two attractive Reception Rooms. The Lounge having a bay window feature to the front, in addition to a window to the side and with the Dining Room overlooking the side and rear garden areas.

The Breakfast Kitchen is stylishly appointed and enjoys French doors and windows giving access to and enjoying aspects of the gardens. The Kitchen is fitted with an extensive range of high gloss finish units with granite worktops arranged around a central island unit. Integrated oven, hob, extractor fan, fridge and dishwasher.

Over the Two Upper Floors are Four excellent Double Bedrooms served by Two stylish Bath/Shower Rooms, including a Top Floor Principal Bedroom Suite of Bedroom and Shower Room.

From the Top Floor Principal Bedroom superb views are enjoyed across the immediate surrounding area with much natural light via a gable end window in addition to skylight windows.

This Bedroom is served by a large adjacent Shower Room.

The remaining Bedrooms are served by the well appointed Family Bathroom at First Floor level.

The Three Chamber Cellars are also immaculate with whitewashed walls providing storage, Work Shop and Utility spaces, in addition to a Gardeners WC and as stated offer excellent potential to convert.

The corner Garden plot provides attractive garden areas laid to the front, side and rear benefiting from the morning, afternoon and evening sun, whilst to the rear of the property there is a Driveway providing off street Parking leading to a Single Garage, accessed off Appleton Road. The Garage has electricity and an electric vehicle charging point.

This is a first class family home in an excellent location, ready to move into but with the benefit of offering additional potential.

- Freehold
- Council Tax Band F

