



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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22 Queens Road  
Hale, Altrincham, Cheshire, WA15 9HE



Offers Over £1,000,000

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 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
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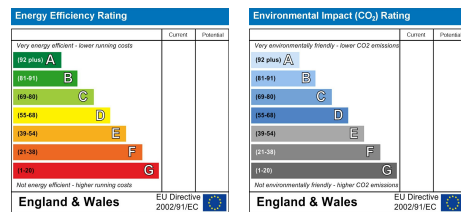


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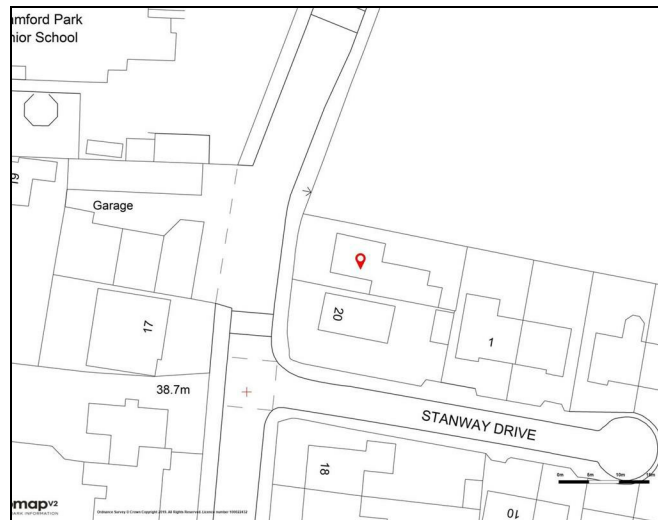
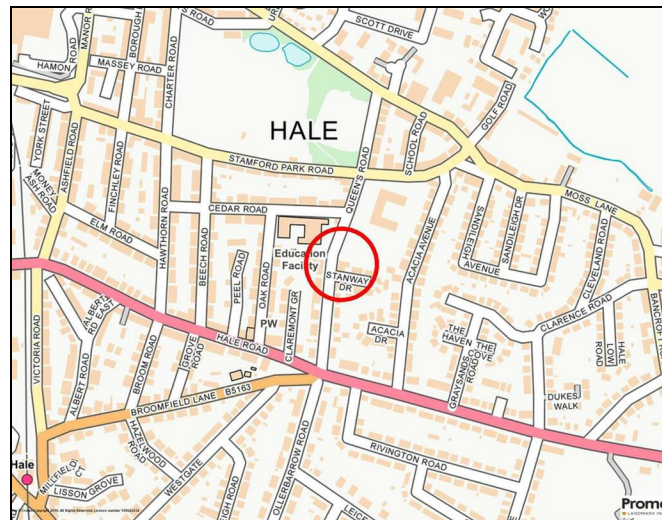
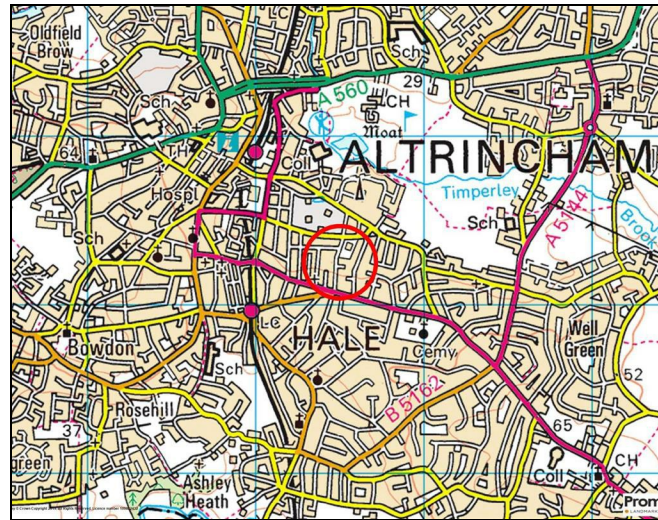


## energy efficiency

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 towards Hale Station, turning right just before the station in to Victoria Road. At the end of Victoria Road turn right on to Hale Road. After a short distance turn left in to Queens Road where the property will be found on the right hand side, just after Stanway Drive.



# overview

A BEAUTIFULLY APPOINTED, UPDATED, REFURBISHED AND REMODELLED DETACHED FAMILY HOME ON THIS POPULAR ROAD WITH STAMFORD PARK AND SCHOOL ON ITS DOORSTEP. 1875sqft.

Hall. WC. Lounge. Family Room. Open Plan Dining Kitchen. Utility. Home Office. Four Double Bedrooms. Three Bath/Showers. Driveway. Gardens.



# in detail

A beautifully appointed, updated, refurbished and remodelled Detached family home on this popular road, with Stamford Park School and Park literally on the doorstep and approximately equidistance to Hale Village with its range of shops, bars and eateries and Altrincham Centre, its facilities, the popular Market Quarter and the Metrolink.

The stylishly presented property is arranged over Three Floors with the accommodation extending to some 1875 square feet providing a Hall, WC, Lounge, Family Room and Open Plan Dining Kitchen in addition to a Utility Room and Home Office to the Ground Floor and Four Double Bedrooms served by Three Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a paved Driveway providing ample off road Parking and to the rear a lawned Garden with patio area enjoying views over playing fields.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. LED lighting. Solid wood flooring.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a WC and wash hand basin with built in storage below. Extensive tiling to the walls. Opaque window to the side elevation.

Lounge with bay window to the front elevation and built in focal point housing wiring for a wall mounted TV. LED lighting. Solid wood flooring.

Family Room with bay window to the side elevation and a further window enjoying views over the Gardens to the rear. Built in Cloaks. Solid wood flooring.

Impressive Open Plan Dining Kitchen with vaulted ceiling and three inset Velux windows and bi-folding doors overlook and enjoy views over the Gardens making this a naturally light and bright space. Solid wood flooring.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, incorporating a calacatta marble island unit with breakfast bar, inset into which is a stainless steel one and a half bowl sink and drainer unit with Quooker tap over. Integrated Siemens appliances include an oven, microwave oven and warming drawer, five ring gas hob and extractor fan over and there are two fridge freezers, wine cooler and Miele dishwasher. LED lighting.

Home Office with window to the side elevation enjoying views over the Gardens. Solid wood flooring.

Utility Room fitted with a range of base and eye level units with worktops over inset into which is a stainless steel sink with mixer tap over. Built in pet washing station with handheld shower attachment. Space and plumbing for a washing machine and tumble dryer.

To the First Floor Landing there is access to Two Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. A staircase rises to the Second Floor Landing. Opaque window to the side elevation.

Principal Bedroom One with bay window to the front elevation and an additional window to the side elevation.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome Grohe fittings, providing a walk in wet room style shower with dual attachments, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the front elevation. LED lighting. Inset mirror. Extractor fan.

Bedroom Two with bay window to the side elevation enjoying views over the playing fields and an additional window the side elevation overlooking the Gardens. Built in wardrobes providing ample hanging and storage space.

Family Bathroom fitted with a contemporary white suite and chrome Grohe fittings, providing a double ended bath, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Inset mirror. Opaque window to the rear elevation. LED lighting. Extractor fan.

To the Second Floor Landing there is access to Two Double Bedrooms and a Shower Room which is En Suite to Bedroom Three.

Bedroom Three with two windows to the rear elevation enjoying views over the Gardens and playing fields beyond. Built in wardrobes with sliding doors provide ample hanging and storage space. Air conditioning unit. LED lighting.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome Grohe fittings, providing a double width shower cubicle with dual attachments and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Chrome finish heated towel rail. Opaque window to the rear elevation. LED lighting. Extractor fan.

Bedroom Four is another Double Room with sloping ceilings with two inset Velux windows. Access to extensive roof void storage. LED lighting.

Externally, there is a paved Driveway providing ample off road Parking and retained from the road by way of hedging with stocked border.

To the rear, there is a paved patio area adjacent to the side of the house, accessed via the doors from the Open Plan Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders and enclosed within timber fencing and brick walling.

Approx Gross Floor Area = 1875 Sq. Feet  
= 174.19 Sq. Metres

