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INDEPENDENT ESTATE AGENTS
 PROPERTY SALES AND RENTALS



WATERSONS

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£695,000

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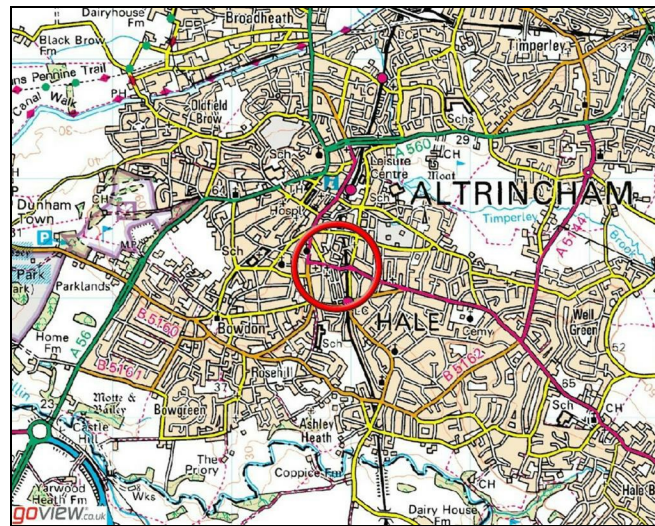


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY PROPORTIONED VICTORIAN FAMILY HOME WITH SCOPE TO IMPROVE, ARRANGED OVER FOUR FLOORS INCLUDING CELLARS AND IDEALLY LOCATED WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM. 2330 sqft.

Hall. Cloaks/WC. Lounge. Open Plan Dining Room and Kitchen. Utility. Study. Playroom. Five Bedrooms. Bathroom. Good Parking. Courtyard 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 most attractive and distinctive double fronted, Cheshire link Victorian Terraced property, with enormous potential to upgrade and improve, having a wealth of original character features retained, and enjoying extensive and versatile accommodation arranged over Four Floors, including Cellars extending to approximately 2300 square feet.

In particular, the property enjoys original sash windows, some impressive fireplaces, stripped floorboards, 10' high corniced ceilings and a delightful spindle balustrade staircase rising through the floors.

The location is ideal, midway between Hale Village with its range of fashionable shops, eateries and bars and Altrincham Town Centre with the Metrolink and popular Market Quarter. Also within walking distance of both Altrincham Boys' and Girls' Grammar Schools.

There are Two Reception Rooms to the Ground Floor including the open plan Dining Room and Kitchen and two further useable rooms to the Cellars. There are Five Bedrooms over the Two Upper Floors, served by a reproduction Victorian style Bathroom.

A Driveway provides ample parking to the front and there is a large Courtyard style Garden to the rear.

Please note that the property now requires some maintenance and repair to the roof, as evidenced within the top floor rooms.

This property offers superb value for the space on offer.

Comprising:

Steps to a Gothic style opening to a Recessed Porch to a panelled and glazed door to the Hall, with stripped floorboards and a spindle balustrade staircase rising through the floors, and a 10' high corniced ceiling.

Spacious Cloakroom and WC with white suite, positioned directly off the Hall.

Lounge with stripped floorboards, bay window feature, 10' high corniced ceiling and impressive fireplace surround with open grate cast iron fireplace.

Dining Room, with twin sash windows to the front elevation, stunning original fireplace, corniced ceiling and stripped floorboards. The room is entirely open plan with a step down to the:

Kitchen, creating a through room when combined with the Kitchen, providing an ideal day to day informal living and dining format. The Kitchen Area is refitted with a range of light oak fronted units with stainless steel finish handles, and has a multi paned window overlooking the Courtyard Garden. Appliances include a Smeg stainless steel range cooker with double width oven, six gas burners with stainless steel extractor fan above and further integrated fridge and dishwasher. An opening leads through to a Utility Room with space for a washing machine and dryer, and with a door and window to the Rear Courtyard Garden.

The Lower Ground Floor Cellars provide a Hall Area opening into storage space, with door openings to the Study and Playroom. The rooms are suitable for a wide range of uses to suit the incoming purchaser.

Spacious Split Level First Floor Landing, with a staircase continuing to the Second Floor, and having a high corniced ceiling and a tall window to the front.

There are Three fabulous Double Bedrooms at First Floor Level, one featuring a stunning original fireplace with useful built in wardrobes, two having corniced ceilings. Also on the First Floor is the particularly spacious Bathroom, fitted with a reproduction Victorian style suite in white, featuring a cast iron claw feet bath and double width shower cubicle. Extensive white ceramic tiling, white painted floorboards.

The Second Floor provides excellent additional accommodation, positioned under the eaves of the property with attractive sloping ceilings, providing Two additional Bedrooms. The Fourth Bedroom is extends to some 31' in length, with five double glazed skylight windows inset into the ceiling, and having useful under eaves storage space. The Fifth Bedroom has only part full ceiling height, but none the less is a most attractively shaped room with sash window and skylight window and built in storage cupboard.

Externally, the front of the property provides Off Street Parking for at least two large cars retained within dwarf sandstone walling. To the rear, there is a good sized, walled Courtyard Garden which has been brick block paved for ease of maintenance, with climbing plants to the retaining walls and a gate giving access for the right of way for bin collection etc.

You will struggle to find a house of this size with such character at this price anywhere else in Hale, and as such we would urge an internal viewing.

Approx Gross Floor Area = 2330 Sq. Feet
= 216.5 Sq. Metres

