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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£675,000

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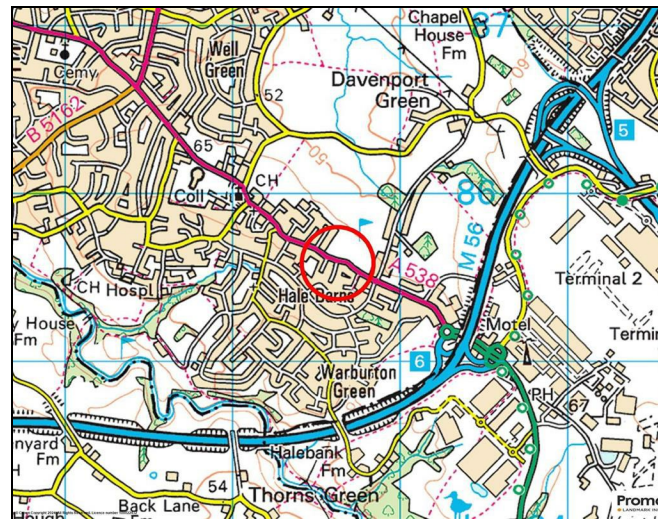
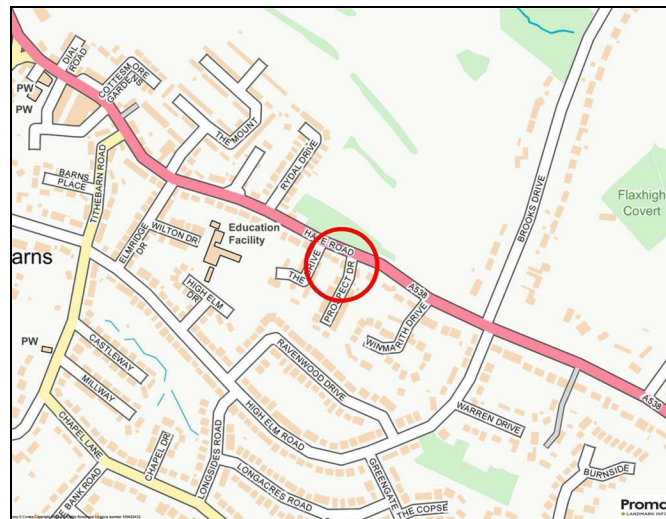
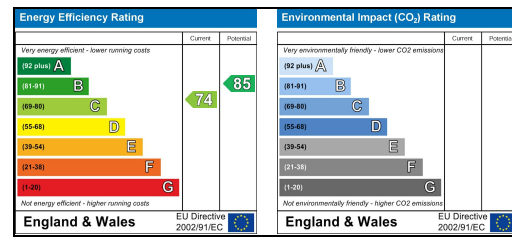


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, REMODELLED AND EXTENDED SEMI DETACHED FAMILY HOME ENJOYING OPEN ASPECTS OVER RINGWAY GOLF COURSE AND LOCATED WITHIN WALKING DISTANCE OF HALE BARNES VILLAGE. 1463 SQFT

Hall. WC. Cloaks. 300 square foot Living and Dining Room . Breakfast Kitchen. Utility. Four Double Bedrooms. Three Baths/Showers. 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 beautifully styled, remodelled and extended Semi Detached property with versatile accommodation arranged over Three Floors, extending to approximately 1400 square feet and beautifully appointed throughout with excellent specification kitchen and bathroom fittings.

The property has a fantastic Open Plan Ground Floor layout, combining Living, Dining and Breakfast Kitchen Areas, whilst over the Two Upper Floors are Four Double Bedrooms, served by Three Bath/Shower Rooms, including a fantastic Top Floor Principal Bedroom Suite which benefits from air conditioning.

There is a Driveway providing good off street Parking to the front and a good sized, low maintenance Garden to the rear.

This fantastic property is located facing the open space of Ringway Golf Course and is within walking distance of Hale Barns Village Centre with Booths Supermarket and Costa Coffee, Shay Lane and Wicker Lane Synagogues, Holy Angels Roman Catholic Church and Elmridge School all on the doorstep.

Hale Village with its fashionable shops, eateries and bars and Altrincham Centre, its facilities, the popular Market Quarter and the Metrolink are also close by.

In addition, there is easy access to the M56/M6 motorway networks to Manchester, Manchester Airport and serving the region.

Comprising:

Hall with staircase to the First Floor. Under stairs cloaks cupboard and Ground Floor WC off.

300 square foot Living and Dining Room with the Living Area having a bay window to the front and media housing unit and the Dining Area overlooking the rear garden.

The Dining Area is in turn Open Plan to the 190 square foot Breakfast Kitchen with folding doors giving access to and enjoying aspects of the gardens. The German Burger Kitchen is fitted with a range matt finish units arranged around a central Island unit incorporating a breakfast bar. Integrated double ovens, hob, extractor fan, fridge freezer and dishwasher.

A door leads through to a useful Utility Room with built in units, plumbing for a washing machine and a door leading outside.

First Floor Landing serving Three Bedrooms and Two Bathrooms.

Bedroom One overlooks the rear garden and has built in wardrobes and dressing table and is served by a stylish En Suite Shower Room.

Bedroom Two overlooks the rear.

Bedroom Three enjoys an open aspect to the front, again with built in wardrobes,

These Bedrooms are served by the stylishly appointed Family Bathroom with shower over the bath.

Second Floor Landing leading to Principal Bedroom Four with a wide window enjoying a far reaching view to the rear. Air conditioning. Extensive wall to wall, floor to ceiling built in wardrobes and under eaves storage space and served by the En Suite Shower Room.

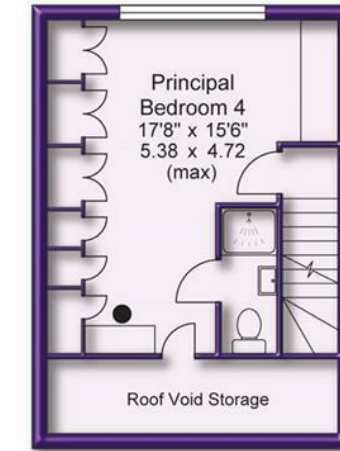
Externally, a Driveway provides good off street Parking to the front. A stone paved pathway leads down the side of the property to the rear garden with a patio returning across the back of the house. accessed via the folding doors from the kitchen.

Beyond, the Garden is laid to artificial grass, enclosed within timber fencing and laurel hedging and affords a good degree of privacy.

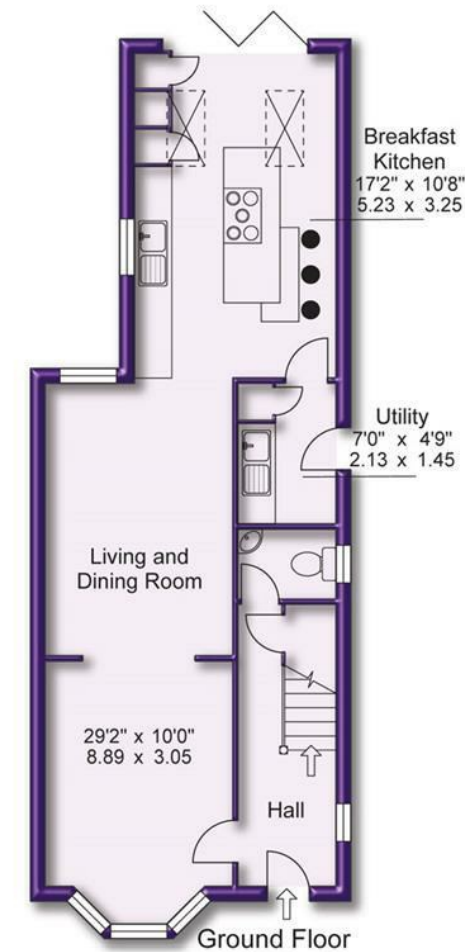
A beautifully styled family home in a most convenient location.

- Freehold
- Council Tax Band C

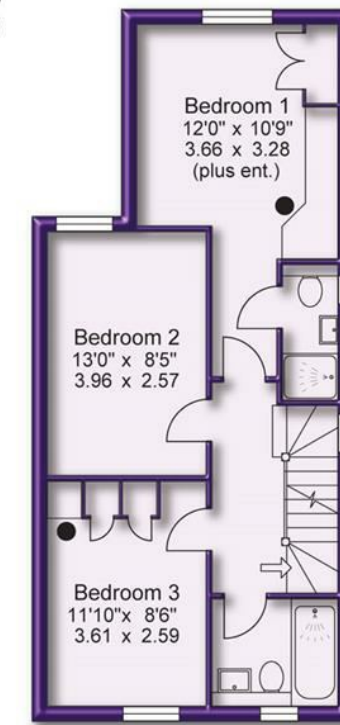
Approx Gross Floor Area = 1463 Sq. Feet
 (inc. Roof Void Storage) = 136.0 Sq. Metres
 Approx Gross Floor Area = 1397 Sq. Feet
 (exc. Roof Void Storage) = 129.7 Sq. Metres



Second Floor



Ground Floor



First Floor