



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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9 Graysands Road

Hale, Altrincham, Cheshire, WA15 8RY



£1,065,000

www.watersons.net

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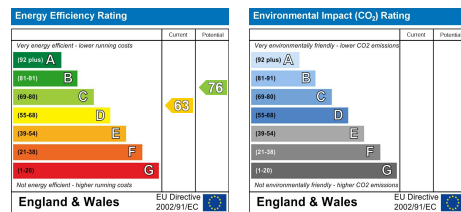


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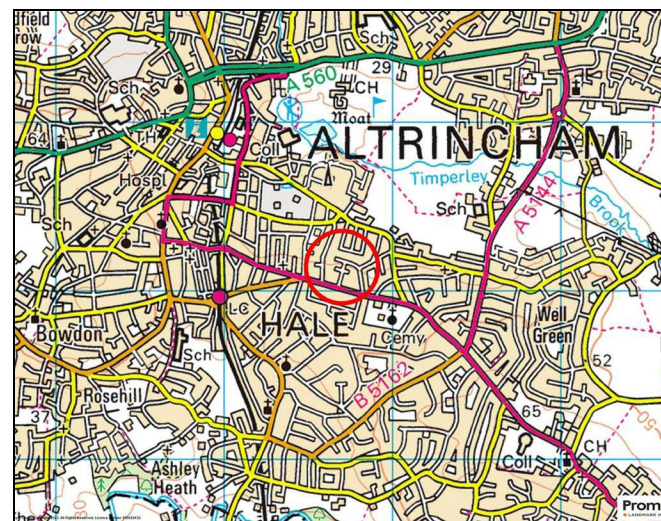
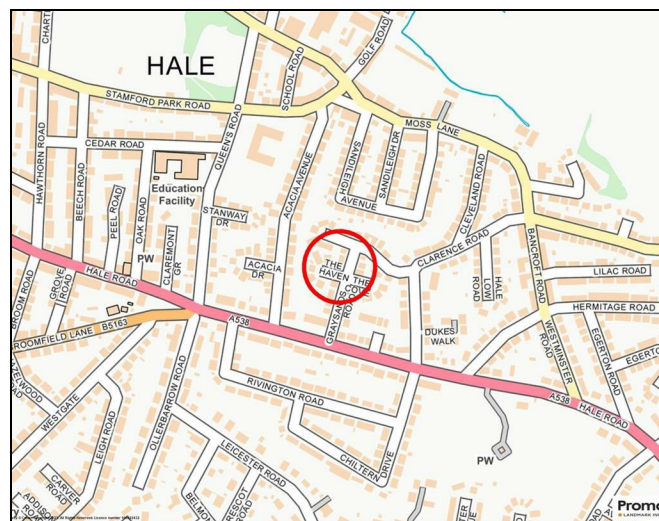
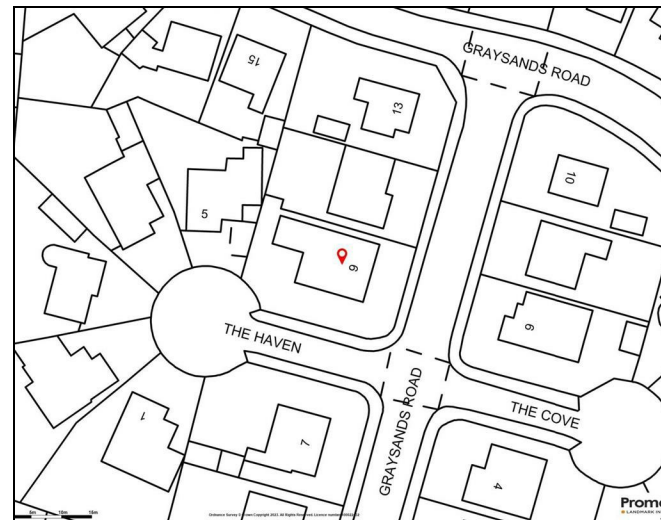


energy efficiency

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 Hale station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right into Hale Road and after a short distance, take a left turning into Graysands Road. The property will be found on the left hand side, just after The Haven.



Overview

A BEAUTIFULLY APPOINTED AND EXTENDED DETACHED FAMILY HOME LOCATED ON THIS DESIRABLE ROAD, IDEAL FOR BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 2821SQFT.

Porch. Hall. WC. Lounge. Family Living Room. 540sqft Live In Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Loft Room. Gardens. Garden Room.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 appointed, updated, extended and improved traditional, double height, bay fronted Detached family home ideally located on a corner plot on this desirable road within reasonable walking distance of Hale Village with its range of fashionable shops, eateries and bars, Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter and Stamford Park and School.

The property offers accommodation arranged over Three Floors, including a Loft Room, extending to approximately 2800 square feet and provides Two excellent Reception Rooms to the Ground Floor, in addition to the 540 square foot Open Plan Live In Dining Kitchen and has Four Bedrooms to the First Floor served by Two stylishly appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom. In addition, there is a further Loft Room/Occasional Bedroom Five

Externally, there are beautifully stocked Gardens laid to the front, side and rear and within the Garden there is a useful Garden Room/Office, ideal as a 'work from home' space, in addition to an outdoor 'BBQ shack.'

This fabulous family home is well worth a look!

Comprising:

Porch. Door with fanlight window to the spacious Hall with attractive tiled flooring throughout and a staircase leading to the First Floor. Doors to the Ground Floor Living Accommodation. Window to the side.

Ground Floor WC with a window to the front and well appointed with a suite of WC and vanity unit wash hand basin. Continuation of the tiled flooring.

Lounge. A beautifully styled room with a wide bay window to the front, a further window to the side and a stone fireplace surround to an open grate fire.

Family Living Room with a wide bay window overlooking the side garden area and stone fireplace surround with inset living flame fire.

An opening leads through to a Study Area with French doors and windows giving access to and enjoying aspects of the garden. Skylight windows inset into a vaulted ceiling above.

540 square foot Live In Dining Kitchen. A fantastic day to day informal Living, Dining and working Kitchen space with the Living Area having windows and French doors giving access to and enjoying aspects of the garden. Natural wood flooring. Large atrium style skylight window feature. Solid fuel burning cast iron stove fireplace.

The Dining and Kitchen Area has windows to the side and parquet design flooring throughout and is fitted with an extensive range shaker style units, cabinets and shelving with Silestone worktops over and concealed LED lighting. Integrated Miele double ovens, hob, extractor fan, integrated dishwasher and drinks fridge. Freestanding American style fridge freezer which may be available to the incoming purchaser subject to negotiation.

First Floor Landing with paneled doors to Four Bedrooms and the Family Bathroom. Staircase to the Loft Room.

Principal Bedroom One with a wide bay window to the front. Extensive built-in wardrobes and furniture.

This Bedroom is served by the stylish En Suite Shower Room with a wide, open wet room style shower area, wash hand basin and WC. Window to the side. Decorative tiling to the floor. Marble design tiling to the shower surround. Chrome ladder radiator.

Bedroom Two with a window to the rear. Extensive wall to wall, floor to ceiling built in wardrobes.

Bedroom Three with a window to the front. Built in wardrobes.

Bedroom Four is currently utilised as a Dressing Room with a window to the rear.

The Bedrooms are served by the Family Bathroom fitted with white suite with chrome fittings, providing a freestanding tub bath, sink set upon a vanity unit and toiletry cupboards, WC and open wet room style shower area with 'drench' shower head. Window to the side. Tiling to the walls and floor.

Second Floor Loft Room/Occasional Bedroom 5 with skylight window inset into the vaulted ceiling. Access to extensive under eaves storage space.

Externally, the front of the property is approached via a paved pathway flanked by neatly tended areas of lawn with maturely stocked borders and enclosed within fencing.

The Garden to the rear has a stone paved path and patio area returning across the back of the house, accessed via both the Family Living Room and Live In Dining Kitchen. Beyond, the Garden is laid to lawn with maturely stocked borders, enclosed within timber fencing.

There is an excellent, custom built Garden Room/Home Office and Garden Store, in addition to what the sellers are affectional referred to as a 'BBQ Shack.'

A really fantastic home, designed with family living in mind, in a great location.

FREEHOLD - COUNCIL TAX BAND F

