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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£750,000

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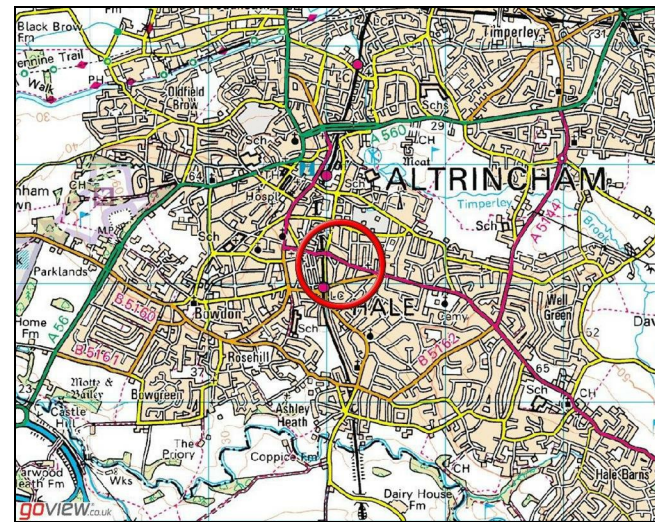
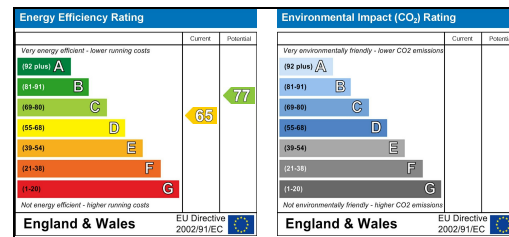


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A WELL PRESENTED, EXTENDED VICTORIAN TERRACED PROPERTY DESIRABLY LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE. 1586SQFT.

Porch. Hall. Lounge. 200sqft Dining Kitchen. Utility. Three Double Bedrooms. Two Bath/Shower Rooms. Courtyard Garden. No Chain!



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 superbly presented, extended, updated and improved Victorian Terraced property located on this enormously desirable road within a moments' walk of the centre of Hale Village with its range of fashionable shops, eateries and bars and having accommodation arranged over Four Floors, extending to approximately 1600 square feet including Converted Cellars.

The property has been tastefully appointed with excellent specification kitchen and bathroom fittings and has original features retained to include high corniced ceilings, working sash windows and some attractive fireplace features.

The accommodation provides a spacious Lounge to the Ground Floor, in addition to a 300 square foot Open Plan Dining Kitchen, with French doors onto the garden.

Over the Two Upper Floors are Three Double Bedrooms served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom. In particular, the property features a fantastic Top Floor Bedroom.

There are Converted Cellars providing a Utility Room.

Externally, to the rear there is shared area providing Off Street Parking on a first come first serve basis and there is potential to create Off Street Parking to the front, subject to any necessary consents. There is a deep Garden frontage and a walled Courtyard Garden to the rear.

An excellent example of a popular style of property in a first class location, offered for sale with no chain.

Comprising:

Porch to Entrance door with inset leaded stained glass windows and window above to the Hall, with exposed floorboards and staircase to the First Floor.

Lounge with a continuation of the exposed floorboards and having an angled bay window to the front. Attractive stone fireplace surround with open grate fire.

200 square foot Dining Kitchen with wood finish flooring throughout and French door and windows give access to and enjoy an aspect of the courtyard garden, with a further atrium style skylight window. Cast iron fireplace. Built in Pantry cupboards.

The Kitchen is fitted with a range of shaker style units with granite worktops over with inset sink unit. Integrated Siemens oven, combination microwave oven, five ring gas hob with extractor fan over and further built in dishwasher, fridge and freezer units.

Lower Ground Floor Converted Cellars provide a Utility Room with built in base and sink unit and tiled to the floor.

First Floor Landing with doors to Two Bedrooms and the Family Bathroom.

Principal Bedroom One with two windows to the front. Cast iron fireplace feature. Built in wardrobes.

This Bedroom is served by the En Suite Shower Room fitted with a suite of shower cubicle, wash hand basin with toiletry cupboard below and WC. Extensive tiling to the walls and floor.

Bedroom Two with exposed floorboards. Cast iron fireplace. Window to the rear.

Family Bathroom fitted with a white suite of double ended bath, wall hung wash hand basin, WC and large enclosed shower cubicle. Extensive tiling to the walls and floor. Plate glass vanity mirror. Window to the rear.

Second Floor Landing with window to the rear and door to:

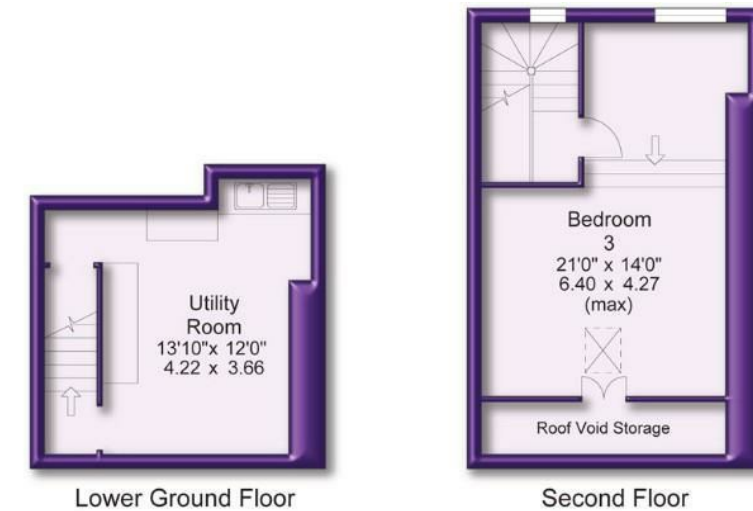
250 square foot Bedroom Three. A split-level room with a window to the rear. Cast iron fireplace. Double glazed Velux skylight window inset into the part vaulted ceiling. Under eaves storage space. There is potential to add an additional bathroom at the level, with pipework already in place.

Externally, to the rear of the property there is a shared area providing Off Street Parking on a first come first serve basis. In addition, there is a deep Garden frontage, retained behind a dwarf wall, with potential to create Off Street Parking to the front, subject to any necessary consents.

To the rear of the property there is an enclosed, walled Courtyard Garden with mature climbing plants. An ideal low maintenance Garden with a gate giving access to a shared right of way area to the rear.

A superb home in a great location offered for sale with no chain.

FREEHOLD - COUNCIL TAX BAND E



Approx Gross Floor Area = 1586 Sq. Feet
(inc. Roof Void) = 147.3 Sq. Metres

