



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 4 The Chequers

Hale, Altrincham, WA15 8ZL



£475,000

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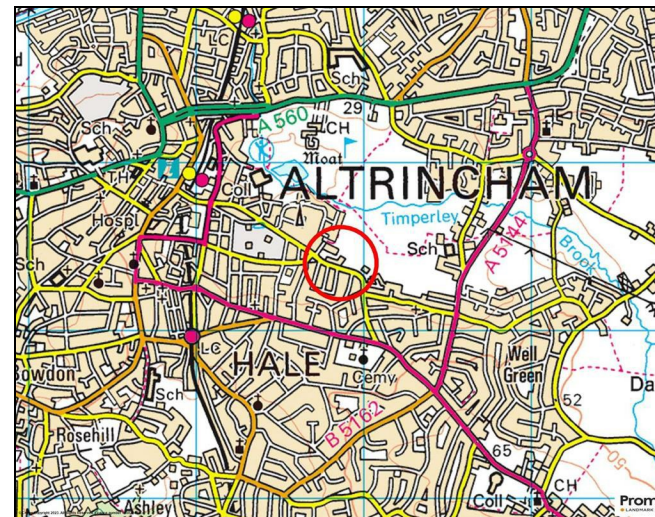
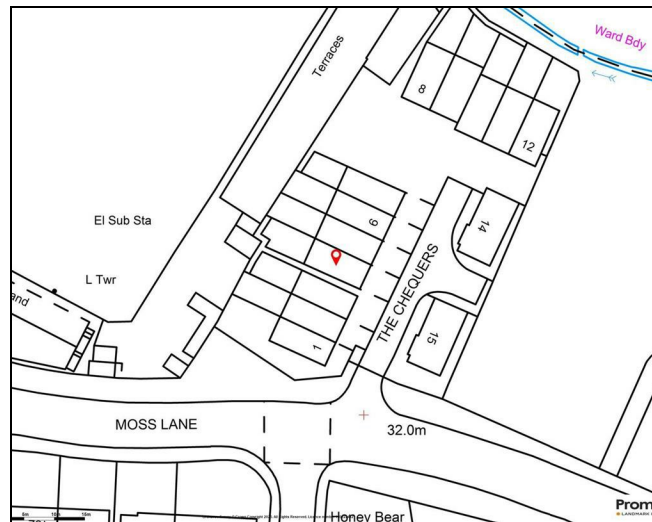


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A SUPERB THREE STOREY TOWNHOUSE IN A GATED DEVELOPMENT, WALKING DISTANCE TO STAMFORD PARK AND HALE AND ALTRINCHAM CENTRES. 1175 sqft.

Hall. WC. Living and Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Gardens.



**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 superb modern Town House within walking distance to Stamford Park and School, as well as being situated close to Hale Village, Altrincham Town Centre and the Metrolink.

The property is immaculately presented and decorated to a neutral theme throughout with good specification Kitchen and Bathroom fittings with versatile accommodation arranged over Three Floors totalling 1175 sq ft, offering a Living and Dining Room and Breakfast Kitchen to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the two Upper Floors.

Externally the property is located within a Gated Development and benefits from Two Parking spaces, one in front of the property and a second parking space within a separate Garage within the development, and to the rear there is a West facing Garden.

Comprising:

Entrance Hall with a spindle balustrade staircase rising to the First Floor and access to useful storage cupboard. Doors lead to the Ground Floor living accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a WC and wash hand basin. Tiling to sink area. Opaque window to the side.

Living and Dining Room with French doors with windows flanking overlooking and providing access to the Gardens.

Breakfast Kitchen with a window to the front elevation. The Kitchen is fitted with a range of base and eye level units with concealed lighting and granite worktops over, inset into which is a stainless steel one and a half sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven with five ring gas hob and extractor fan over, fridge, freezer, microwave oven and dishwasher. Breakfast bar area. Chrome finish lighting. Tiled floor.

To the First Floor Landing there is access to Two Bedrooms and the Family Bathroom. Staircase rises to the Second Floor. Windows to the front and side elevations.

Bedroom One with a window overlooking the gardens and Altrincham Football Club beyond. Built in wardrobes and cupboards providing ample hanging and storage space.

Bedroom Two with a window to the front elevation.

The Family Bathroom is fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and additional shower attachment, wash hand basin and WC. Extensive tiling to the walls. Chrome finish LED lighting. Chrome finish heated towel rail.

To the Second Floor Landing there is access to Two Bedrooms and an En Suite Shower Room. Window to the side elevation. Loft access point, the loft is boarded and is an ideal space for storage.

Bedroom Three with a window to the front elevation and a door provides access to excellent storage.

Principal Bedroom Four is a good size Double Bedroom with a window to the rear elevation enjoying views over the football ground. Built in wardrobes and cupboards providing ample hanging and storage space.

This room is served by an En Suite Shower Room fitted with a modern white suite and chrome fittings, comprising of a double width shower cubicle with thermostatic shower and glazed sliding door, wash hand basin and WC. Extensive tiling to the walls. Chrome finish LED lighting.

Externally, the Development is approached via a remote control operated Gated Entrance and there is an intercom system which connects through to the landline within the house.

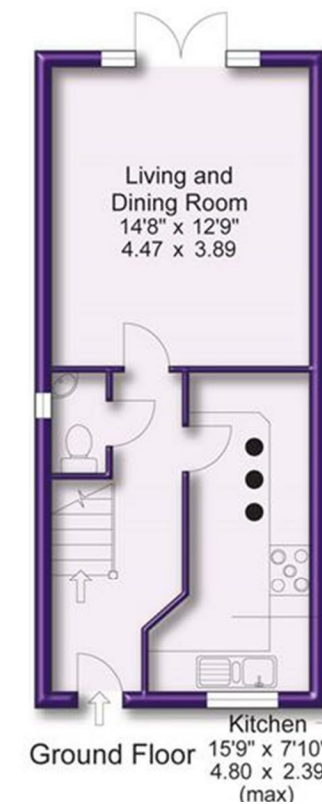
The property itself is approached via Driveway returning in front of the property with a path leading to the front door. There is an additional parking space available within a separate Garage in the Development.

The Garden to the rear of the property is accessed via the French doors from the Living and Dining Room and is mainly laid to lawn and enclosed with timber fencing. A path leads to the bottom of the Garden where a gate provides access to the right of way to the rear of the properties.

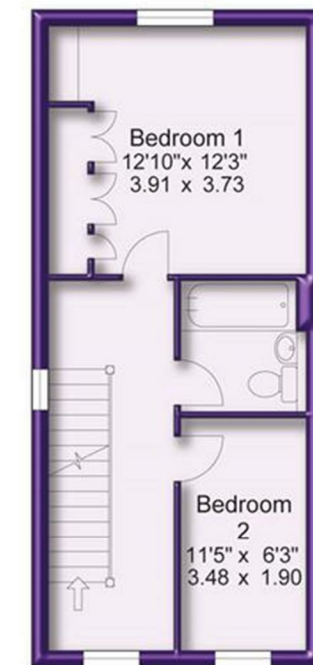
UPVC Double Glazing. Gas Central Heating.

Freehold - Council Tax Band E

Approx Gross Floor Area = 1175 Sq. Feet  
= 108.92 Sq. Metres



Second Floor



First Floor