



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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8 Fernlea

Hale, Altrincham, Cheshire, WA15 9LH



£1,050,000

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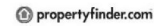


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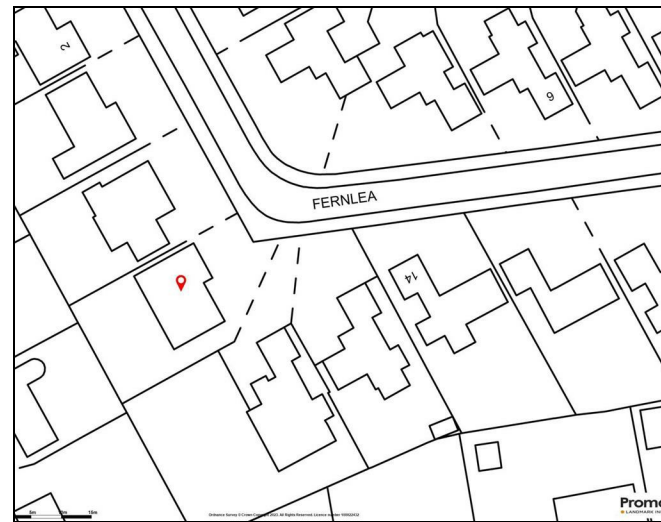
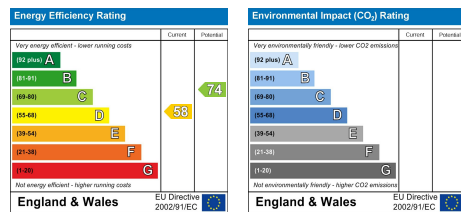


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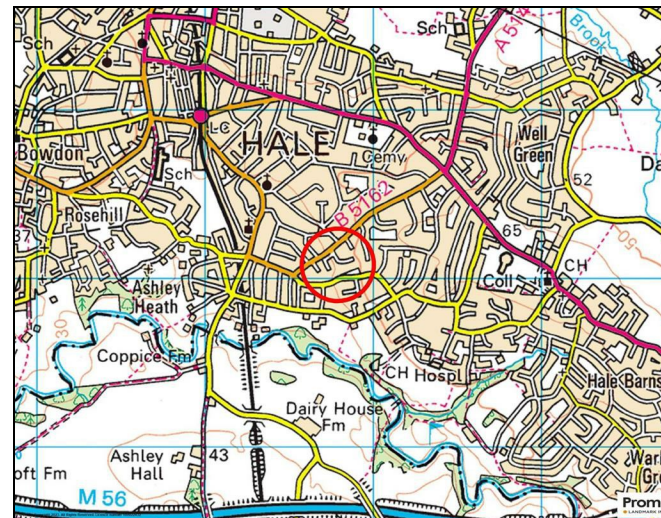
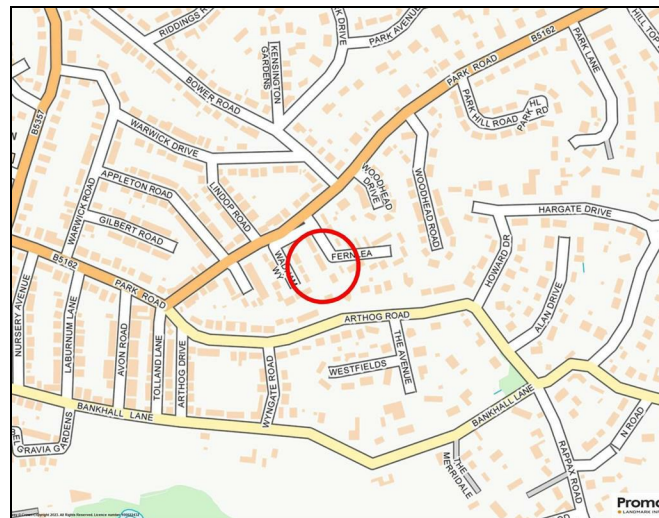


energy efficiency

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 St Peter's Church, turning left at the Church into Harrop Road. Take the next right turning onto Bower Road and at the end of Bower Road turn right at the T junction into Park Road. Turn immediately left into Fernlea and the property will be found on the right hand side



overview

A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME ON A QUIET CUL-DE-SAC WALKING DISTANCE OF HALE VILLAGE. 2602SQFT.

Hall. WC. Lounge. Open Plan Family Living Room and Dining Kitchen. Utility. Five Double Bedrooms. Three Bath/Shower Rooms. Driveway. South facing Garden. Garage.



in detail

A substantially updated, extended and improved Detached family home located on this desirable and peaceful cul de sac just off Park Road in Hale, as such within walking distance of the centre of Hale Village, with its facilities, fashionable shops, restaurants and bars.

The property offers family accommodation arranged over Two Floors, extending to approximately 2600 square feet providing a spacious Lounge to the Ground Floor, in addition to an impressive 600 square foot Open Plan Family Living Room and Dining Kitchen. This room features two sets of folding doors giving access to and enjoying aspects of the gardens and the Kitchen is fitted with a range of units arranged around a central Island unit incorporating a breakfast bar with integrated stainless steel double ovens, hob, extractor fan and further built in dishwasher, fridge and freezer units.

Off the Kitchen is a useful fitted Utility Room with access to the Garage.

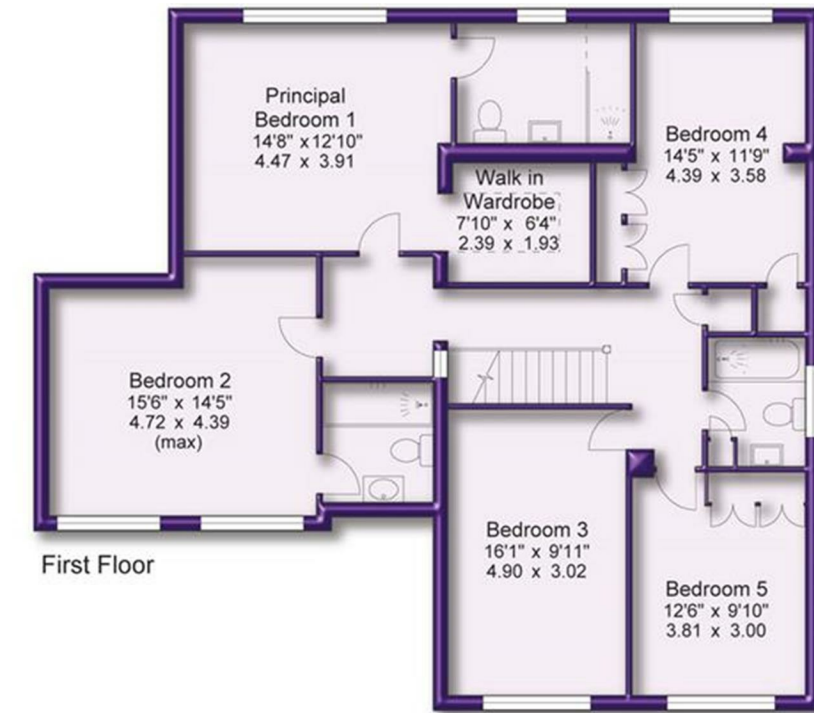
To the First Floor Landing are Five superbly proportioned Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, Two being En Suite and including a 320 square foot Principal Bedroom Suite of Bedroom, Walk in Wardrobe and En Suite Shower Room.

Externally, the property is approached via a Driveway providing good off road Parking and leading to the Integral Garage.

The Garden to the rear enjoys a South facing and therefore sunny aspect, with a large, raised timber decked terrace returning across the back of the house, accessed via the two sets of folding doors from the Family Room and Dining Kitchen. Beyond, the Garden is laid to lawn with maturely stocked borders of trees, plants and maturing laurels.

A fantastic family home in a supremely convenient and peaceful location close to Hale Village.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 2602 Sq. Feet
= 241.7 Sq. Metres

