



**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



WATERSONS

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# 13 Alstead Avenue

Hale, Altrincham, WA15 8BS



£750,000

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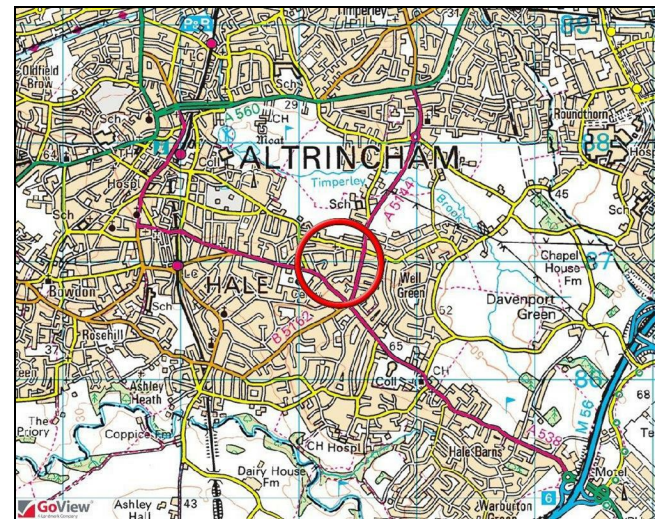
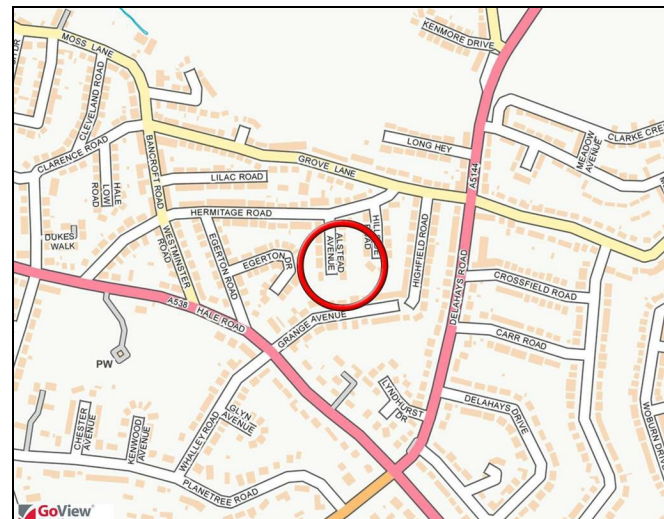


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A BEAUTIFULLY PRESENTED AND WELL APPOINTED SEMI DETACHED ARRANGED OVER FOUR FLOORS ON A QUIET CUL-DE-SAC CLOSE TO ALTRINCHAM AND HALE CENTRES. 1948sqft.

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. Cellars. Driveway. Delightful Gardens. 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 superb Semi Detached family home located in a quiet and popular cul-de-sac just off Hermitage Road in Hale and as such positioned approximately midway between Stamford Park and The Wellgreen Primary Schools, in addition to the open space of Stamford Park.

The beautifully presented property offers excellent family accommodation arranged over Four Floors extending to approximately 1948 square feet providing a Hall, WC, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Four Bedrooms, Three Double Bedrooms and One good sized Single, over the Two Upper Floors served by Two Bath/Showers.

To the Lower Ground Floor are the Cellars which provide an incoming purchaser the opportunity to convert to create additional living accommodation. Subject to up to date building regulations.

Externally, there is a Driveway providing off road Parking and a delightful Garden to the rear with patio areas.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Spacious Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A spindle balustrade staircase rises to the First Floor. Stained and leaded glass window to the side elevation. Picture rail surround.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Built in toiletry cabinet. Stained and leaded glass window to the side elevation. Tiled floor.

Lounge with wide square bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with tiled insert and hearth. Picture rail surround. Stripped and stained floorboards.

Dining Room with windows and French doors overlooking and providing access to the delightful Gardens. To the chimney breast there is an attractive gas living flame, coal effect fireplace with tiled hearth. Stripped and stained floorboards. Picture rail surround.

Breakfast Kitchen fitted with an extensive range of cream coloured, high gloss base and eye level units incorporating a breakfast bar, with Quartz worktops over, inset into which is a Franke stainless steel, one and a half bowl sink and drainer unit with Quooker tap over. Integrated Neff stainless steel double oven, microwave oven, four ring gas hob with extractor fan over, dishwasher and freestanding fridge freezer which may be available to an incoming purchaser subject to separate negotiation. Windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Three excellent sized Bedrooms and a stylish Family Bathroom. A staircase rises to the Second Floor. Stained and leaded glass window to the side elevation.

Bedroom One with window enjoying views over the Gardens to the rear. Built in wardrobes along one wall provides ample hanging and storage space. Picture rail surround. Stripped and stained floorboards.

Bedroom Two with square bay window to the front elevation. Picture rail surround.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a standalone double ended bath with Mira shower attachment over, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Built in toiletry cabinet with shaver point and additional lighting. Built in airing cupboard housing the gas combi central heating boiler. Tiling to the walls and floor.

To the Second Floor Landing there is access to Bedroom Four with attractive sloping ceilings and three inset Velux windows to the front and rear elevations. Built in wardrobe providing hanging and storage space. Opaque window to the side elevation. Access to useful roof void storage.

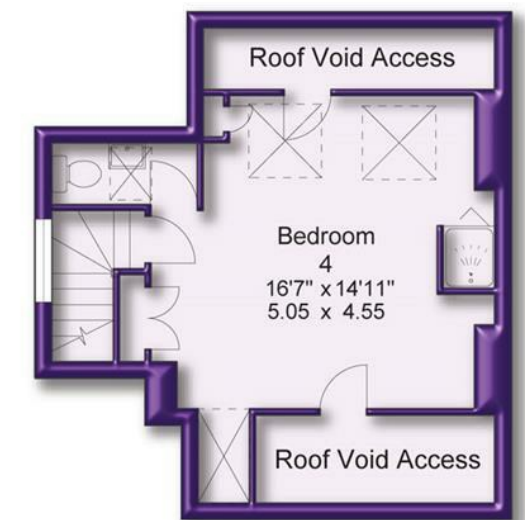
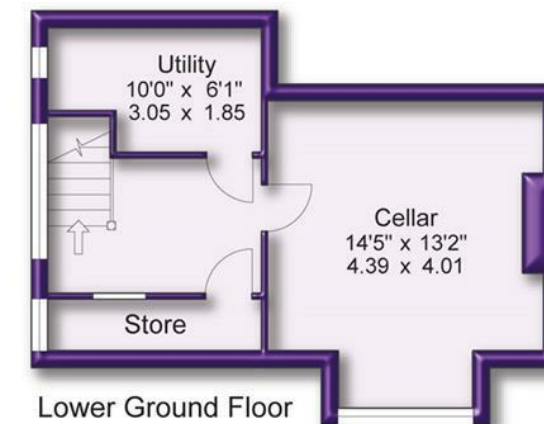
There is a Shower with dual attachments and glazed door and an En Suite WC with wash hand basin and WC. Inset Velux window. Tiled floor.

To the Lower Ground Floor are the Cellars which offer an incoming purchaser the opportunity to convert into additional living accommodation, subject to up to date building regulations. The Cellars are currently used as storage and Utility area. Externally, there is a Driveway providing ample off road Parking and a good sized lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees.

To the rear, the delightful Gardens are a particular feature, enjoying a decked patio area adjacent to the back of the house, accessed via the doors from the Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees. There is an additional decked patio area to the rear, designed to maximise the afternoon and early evening sun.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1948 Sq. Feet  
(exc. Roof Void Storage) = 180.9 Sq. Metres

