



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

INDEPENDENT ESTATE AGENTS

4 Well Green Close

Hale, Altrincham, WA15 8PT



£485,000





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

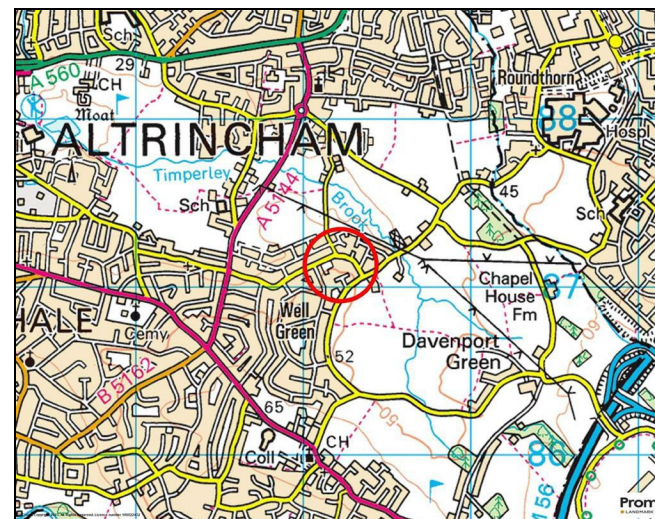
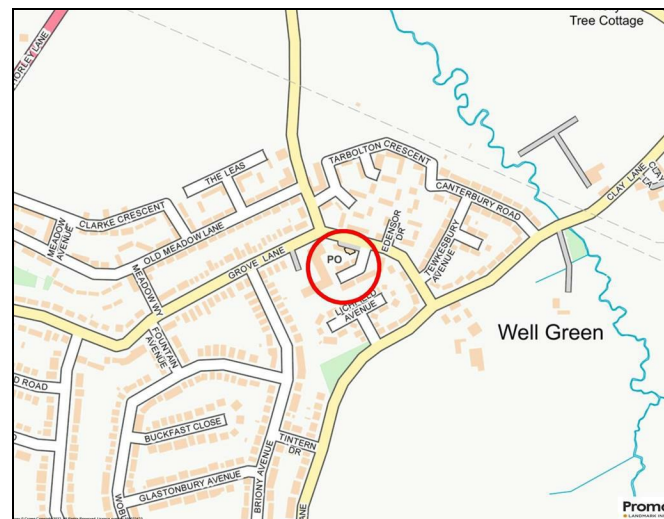
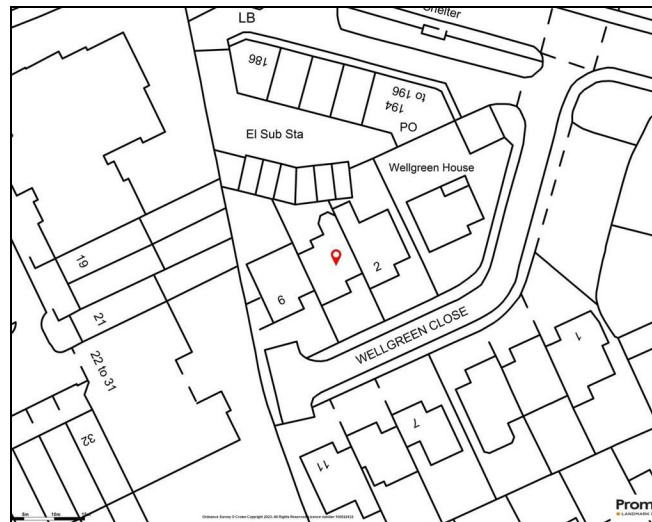


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY APPOINTED, REFURBISHED AND REMODELLED LINK DETACHED FAMILY HOME WITHIN WALKING DISTANCE OF THE WELL GREEN SCHOOL, LOCAL SHOPS AND HALE BARNES CENTRE. 1271SQFT

Entrance Vestibule. Hall. Lounge. Open Plan Live In Dining Kitchen. Utility. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Garden



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 appointed, updated and remodelled Link Detached family home ideally located on this quiet cul de sac position, walking distance to The Well Green Primary School, local shops and close to both Altrincham and Hale Centres.

The beautifully presented property has been refurbished throughout by the current vendors with the accommodation extending to some 1271 square feet arranged over Two Floors providing an Entrance Vestibule, Hall, Lounge, Open Plan Live In Dining Kitchen, Utility Area and Shower Room to the Ground Floor and Three good sized Bedrooms and a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking which returns in front of a Single Garage and a lawned Garden with paved patio area to the rear.

Comprising:

Entrance Vestibule with tiled floor and an opaque window to the front elevation. A glazed door leads to an Entrance Hall with spindle balustrade staircase rising to the First Floor. Glazed doors provide access to the Ground Floor Living Accommodation.

Lounge with wide window to the front elevation and there is a gas living flame, coal effect fireplace with tiled hearth and wood surround.

Glazed folding doors lead into the Open Plan Live In Dining Kitchen with part vaulted ceiling and inset Velux windows making this a naturally light and bright space. There is ample space for a dining table and chairs.

The Kitchen is fitted with an extensive range of base and eye level units incorporating an Island unit, with Quartz worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, microwave oven, four ring electric hob, fridge, freezer, dishwasher and wine fridge. Ample space for dining table and chairs. Bi fold doors overlook and provide access to the gardens. Underfloor heating.

Rear Hall with a door providing access to the garden and access to a Utility Area and Ground Floor Shower Room.

Utility Area with bifold door and there is space and plumbing for a washing machine and dryer.

Ground Floor Shower Room fitted with contemporary white suite and black fittings, providing a double width shower cubicle with sliding door, wash hand basin and WC. Window to the rear elevation. Tiling to the walls and floor.

To the First Floor Landing there is access to Three good sized Bedrooms served by a stylish Family Bathroom. Opaque window to the side elevation. Loft access point.

Bedroom One with a wide window to the front elevation.

Bedroom Two with window enjoying views over the gardens to the rear.

Bedroom Three is a larger than average Single Room with window to the front elevation.

The Bedrooms are served by a stunning Family Bathroom fitted with contemporary white suite and black fittings, providing a double ended bath with thermostatic shower over, dual attachments and glazed screen, wash hand basin and WC. Opaque window to the rear elevation. Tiled floor.

Externally, there is a paved Driveway providing off road Parking, returning in front of an Integral Single Garage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the bi-fold doors from the Live In Dining Kitchen. The Garden is laid to lawn, enclosed within brick walling and timber fencing.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1271 Sq. Feet
(Including Garage) = 118.0 Sq. Metres

