



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,775,000

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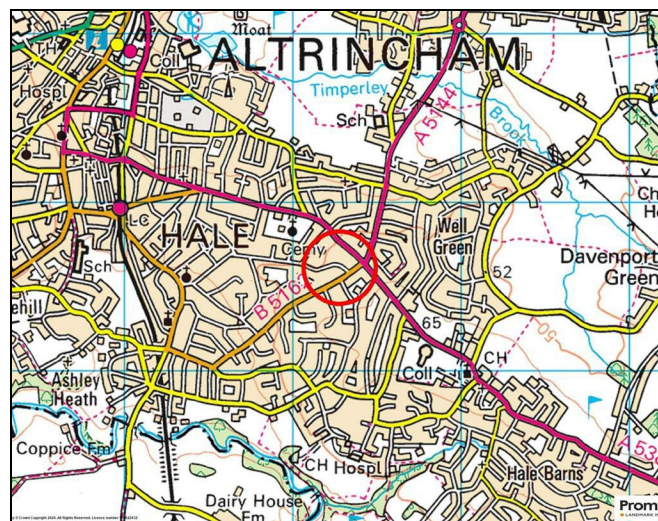
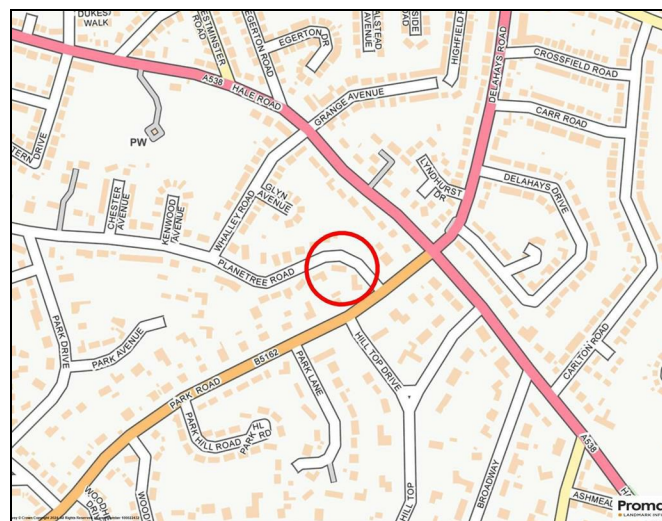
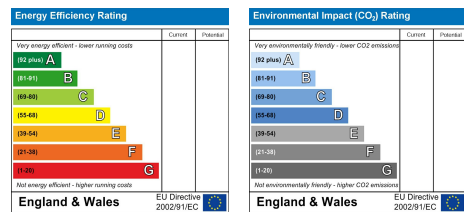


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energy efficiency

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



overview

A STUNNING, EXTENDED AND REMODELLED DETACHED FAMILY HOME STANDING ON A 0.30 ACRE GARDEN PLOT, PERFECTLY LOCATED, WITHIN WALKING DISTANCE OF HALE VILLAGE. 3237SQFT

Hall. Cloaks. GFWC. Lounge. 600sqft Family Room, Dining Area and Breakfast Kitchen. Utility. Four Double Bedrooms. Three Bath/Shower Rooms. Gated Driveway. Double Garage. Sunny Gardens.



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 beautifully appointed, extended, remodelled and improved Detached family home, built with reclaimed Cheshire brick and standing on a mature 0.30 acre Garden plot with a rear South facing aspect.

The property is superbly positioned on this enormously desirable road, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and offering fabulous family accommodation arranged over Two Floors, extending to approximately 3250 square feet and is appointed to an exceptionally high specification throughout.

The property is approached through double entrance doors to a spacious Hall which features a sitting area with bi-fold doors giving access to and enjoying an aspect of the gardens. There is a useful Cloak room and Ground Floor WC off the Hall.

250 square foot Lounge, again with folding doors onto the gardens.

Impressive 600 square foot Open Plan Family Room, Dining Area and Breakfast Kitchen divided into three distinct areas. The Family Room features two sets of folding doors onto the garden and the Dining Area overlooking and front with custom built furniture including a bar.

The Breakfast Kitchen also overlooks the garden and is fitted with an extensive range of white high gloss finish units with Silestone worktops over, arranged around a central Island unit incorporating a breakfast bar. Integrated appliances include double ovens, combination microwave oven, fridge, freezer, dishwasher and drinks fridge.

Large, fitted Utility Room with courtesy door to the Double Garage.

To the First Floor Landing are Four Double Bedrooms and Three Bath/shower Rooms, with an impressive 500 square foot Principal Bedrooms Suite with Bedroom Area, Dressing Area, Walk In Wardrobe and a stunning full Bathroom with freestanding bath and separate shower area.

Guest Bedroom Two overlooks the rear garden with Dressing Area and En Suite Shower Room.

The Two remaining Double Bedrooms are served by the stylish Family Bathroom.

Externally, the property is approached through a Gated Entrance to a Driveway that sweeps across the front and down the side of the property with Parking for a large number of vehicles and leads to the Integral Double Garage

The Gardens to the property are attractive and private, with a large stone paved path and patio area returning across the back of the house, accessed via the Hall, Lounge and Family Living Area.

Beyond, the Garden is laid principally to lawn with mature borders of beech and laurel hedging and with substantial trees within the boundaries of this and neighbouring properties providing a delightful outlook and excellent screening.

The Garden enjoys a sunny South West facing aspect.

A fantastic Garden plot completing this beautiful family home in a truly first class location.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 3237 Sq. Feet
(Inc. Garage) = 300.7 Sq. Metres

