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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£775,000

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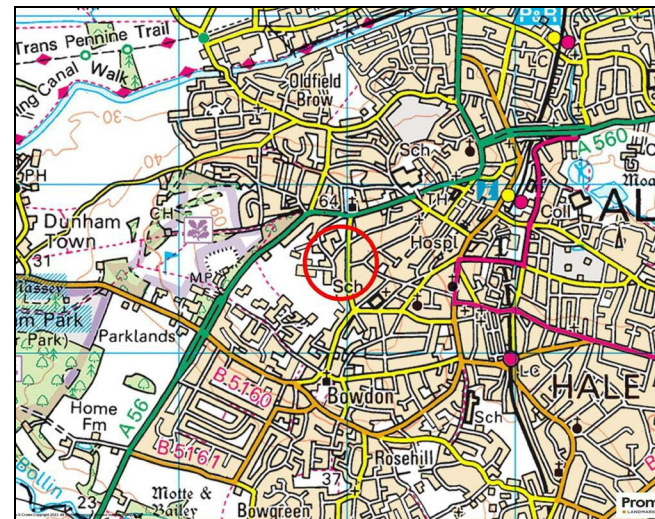
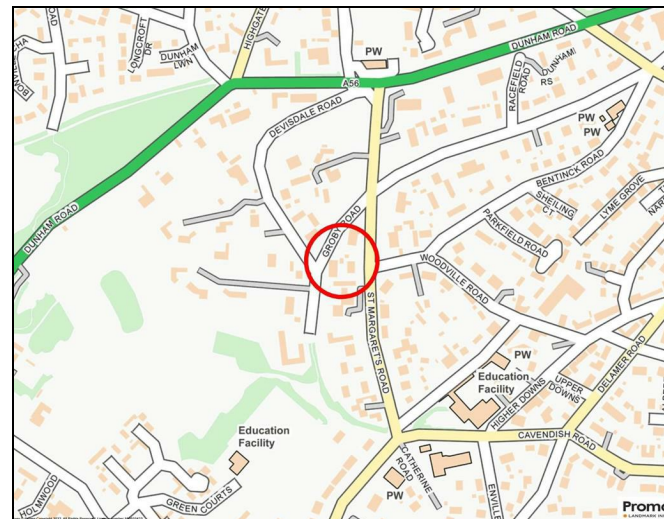
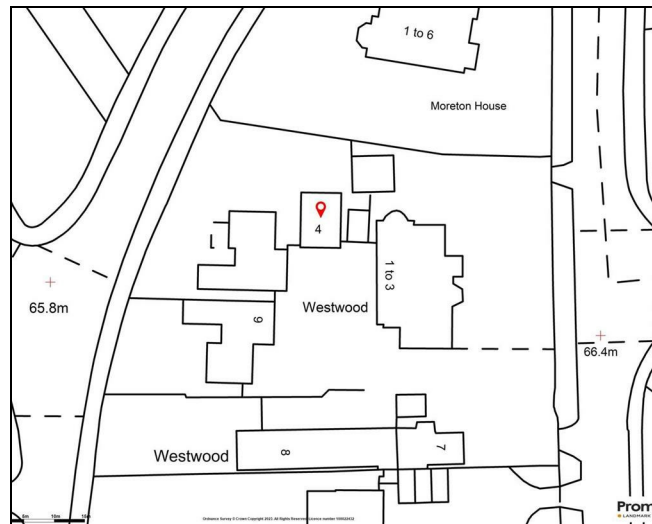
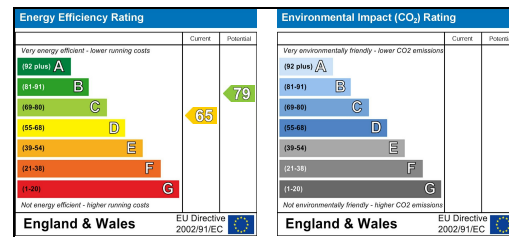


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN EXCEPTIONAL THREE BEDROOM DETACHED HOUSE LOCATED WITHIN A GATED DEVELOPMENT IN THE DESIRABLE BOWDON.

Hall. WC. Two Reception Rooms. Dining Kitchen. Three Double Bedrooms. Two Bath/Shower. Lovely Private Garden. Ample Parking.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 most interesting Detached Town House located within this small, gated development of just five Town house properties and three Apartments, superbly located on this enormously desirable road within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink and also within easy reach of Hale Village with its range of fashionable shops, restaurants and bars.

The property was constructed in the late 1980's and offers excellent potential for the incoming purchaser to update and improve to their own specification and comes with the benefit of planning permission for a ground floor extension greatly enhancing the living space. This extension would involve the redevelopment of the detached garage.

As it stands, the property offers versatile accommodation arranged over Three Floors extending to approximately 1850 square feet.

The Ground Floor provides a Porch, Hall with staircase feature returning through the floors and Ground Floor WC off.

250 square foot Dining Kitchen with bay windows and French doors enjoying aspects of and giving access to the lovely gardens and fitted with an extensive range of units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher.

To the First Floor is a 250 square foot Lounge with bay windows overlooking the gardens and there is also a useful Utility Room at this level.

There are Three Double Bedrooms to the First and Second Floors, one ideal to be utilised as a Home Study, served by Two Bathrooms and including a Principal Bedroom Suite of Bedroom, Dressing Area and full En Suite Bathroom.

Externally, there is a Courtyard Parking Area serving the development to the front. A car Parking Space and a Parking Bay integral to the property, in addition to a large Detached Single Garage.

The Garden is of a good size with stone paved path and patio areas surrounding the house. Beyond, the Garden is laid to a good expanse of lawn with an attractive backdrop of mature trees within the boundaries of this and neighbouring properties providing appealing outlooks from the property.

This property offers great potential in a first-class location and is offered for sale with no chain.



Approx Gross Floor Area = 2035 Sq. Feet
 (inc. Parking Bay and Garage) = 189.0 Sq. Metres
 Approx Gross Floor Area = 1839 Sq. Feet
 (inc. Parking Bay, exc. Garage) = 170.8 Sq. Metres
 Approx Gross Floor Area = 1542 Sq. Feet
 (exc. Parking Bay and Garage) = 142.9 Sq. Metres

