



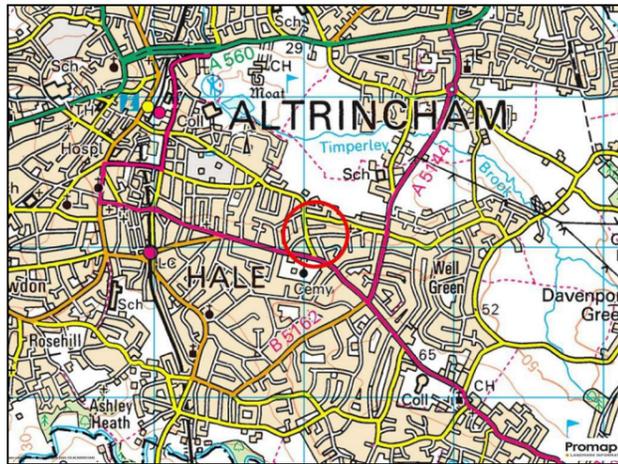
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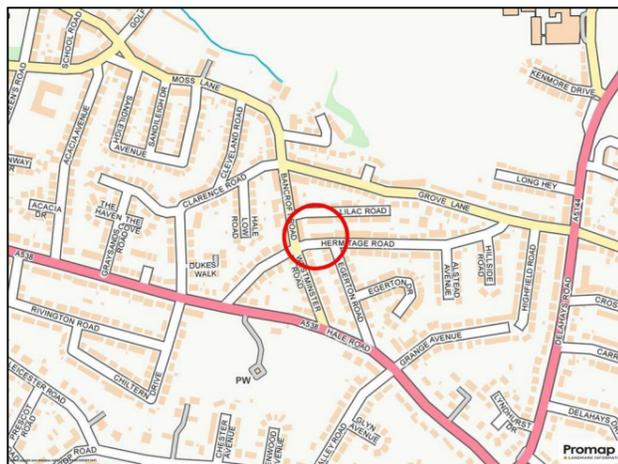


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station turning right into Victoria Road. At the end of Victoria Road turn right onto Hale Road. Continue for some distance before turning left into Hermitage Road proceeding across Westminster Road into the continuation of Hermitage Road and the property will be found on the right and side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



INDEPENDENT ESTATE AGENTS

57 Hermitage Road Hale, Altrincham, WA15 8BW



A BEAUTIFULLY APPOINTED, UPDATED AND REMODELLED PERIOD TERRACE IN A POPULAR LOCATION WALKING DISTANCE TO STAMFORD PARK AND SCHOOL AND CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1092SQFT

Hall. WC. Open Plan Living and Dining Room. Kitchen. Two Double Bedrooms. Stylish Family Bathroom. Low maintenance Courtyard Garden.

£495,000

in detail



A stylishly appointed, updated and remodelled Period Terraced property in this popular location close to both Hale Village and Altrincham Town Centre, all their amenities, the popular Market Quarter and Metrolink as well as having Stamford Park and School on its doorstep.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1092 square feet providing an Entrance Hall, WC, Open Plan Living and Dining Room and Kitchen to the Ground Floor and Two superbly proportioned Double Bedrooms and a Family Bathroom to the First Floor.



Externally, there is on road Parking and low maintenance Gardens to the front and rear.

Comprising:

Entrance Hall with staircase rising to the First Floor. Panelled walls. Dado rail surround.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is a bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature with marble hearth and surround.

To the Dining Area there is a cast iron fireplace feature. French doors overlook and provide access to the Gardens to the rear.



Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Tiled floor. Tiling to the walls.

Impressive Kitchen with part vaulted ceiling and inset Velux window making this a naturally light and bright space. Doors overlook and provide access to the Courtyard Garden. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink and drainer unit with instant boiling water tap over. Integrated Bosch appliances include an oven, microwave oven, four ring hob with extractor fan over, fridge freezer, drinks fridge and dishwasher. Useful Utility cupboard housing the washing machine and dryer.

To the First Floor Landing there is access to Two excellent Double Bedrooms and a stunning Bathroom. Inset skylight window.

Principal Bedroom One with two windows to the front elevation. Built in wardrobes providing ample hanging and storage space.

Bedroom Two with a window to the rear elevation. Coved ceiling.

The Bedrooms are served by a stylishly appointed Bathroom fitted with a contemporary white suite and black fittings, providing a standalone double ended bath, separate walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage and WC. Tiling to the walls and floor. Opaque window to the rear elevation.



Externally, there is on street Parking and a low maintenance Garden frontage with raised border, retained from the road by brick walling.

To the rear, the Gardens are designed with low maintenance in mind with composite decking, accessed via doors from the Living and Dining Room and Kitchen leading to a paved patio area enclosed within timber fencing and brick walling. A gate provides access for wheelie bin access.



- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1092 Sq. Feet
= 101.23 Sq. Metres

