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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

16 Tewkesbury Avenue

Hale, Altrincham, WA15 8PN



£550,000





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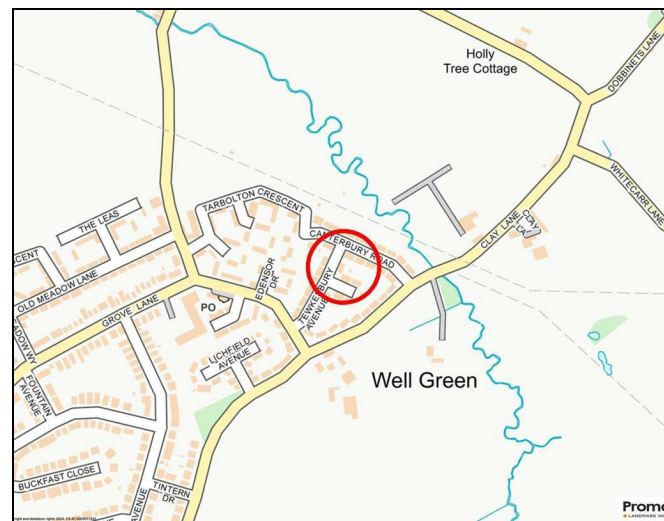
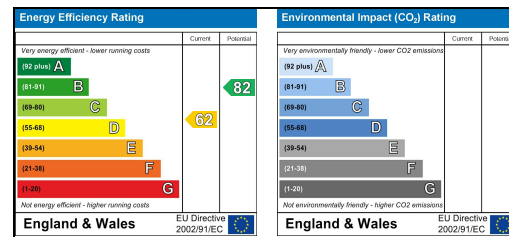


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT LOCAL SCHOOLS AND HALE, HALE BARNES AND ALTRINCHAM CENTRES. 1222 SQFT.

Porch. Entrance Hall. Living/Dining Room. Breakfast Kitchen. Utility. WC. Five Bedrooms. Family Bathroom. Driveway. Garage/Store. Sunny Gardens



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.

in detail

A well presented, traditional bay fronted Semi Detached family home located in this popular neighbourhood, ideally located for The Well Green Primary School and close to Hale, Altrincham and Hale Barns Centres.

The property is arranged over Two Floors with the accommodation extending to some 1222 square feet providing an Entrance Hall, WC, Living/Dining Room and Breakfast Kitchen and Utility Room to the Ground Floor and Five Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking, returning in front of a Garage/Store and to the rear a good sized lawned Garden enjoying a sunny aspect.

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor Living Accommodation.

Living and Dining Room is a dual Reception Room. To the Dining Area there is a uPVC double glazed window to the front elevation. Built in cupboards and display shelving along one wall. Coved ceiling.

To the Living Area there are uPVC French doors with windows flanking overlooking and providing access to the garden to the rear. To the chimney breast there is a gas living flame, coal effect fireplace with stone hearth and surround. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, microwave combination oven, four ring gas hob with extractor fan over, fridge and freezer. There is space for a dishwasher. Two uPVC double glazed windows enjoy views over the gardens and a door provides access to the same. Space for breakfast table and chairs.

Utility Room with base and eye level units with worktops over and there is space and plumbing for a washing machine and dryer. Double glazed uPVC window to the side elevation.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area.

To the First Floor Landing there is access to Five good sized Bedrooms served by a Family Bathroom. Loft access point.

Bedroom One with uPVC double glazed bay window to the front elevation. Built in wardrobes, cupboards and display shelves providing excellent storage. Coved ceiling.

Bedroom Two with uPVC double glazed window enjoying views over the gardens. Coved ceiling.

Bedroom Three with uPVC double glazed window to the front elevation.

Bedroom Four with uPVC double glazed window to the rear elevation enjoying views over the gardens.

Bedroom Five with uPVC double glazed window to the front elevation.

The Bedrooms are served by a spacious Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, separate enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin with built in storage below and WC. Tiling to the bath and sink areas. Tiled floor. Double glazed uPVC opaque window to the rear elevation. Chrome finish heated towel rail. Coved ceiling.

Externally, there is a paved Driveway providing off road Parking and a well stocked Garden frontage with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Living and Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn with stocked borders with a variety of plants, shrubs and trees and enclosed with timber fencing. The Garden is South East facing, therefore enjoys a sunny aspect.

- Leasehold - 999 years from 31 January 1959
- Council Tax Band E

Approx Gross Floor Area = 1222 Sq. Feet
= 113.5 Sq. Metres

