



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



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19 Cedar Road

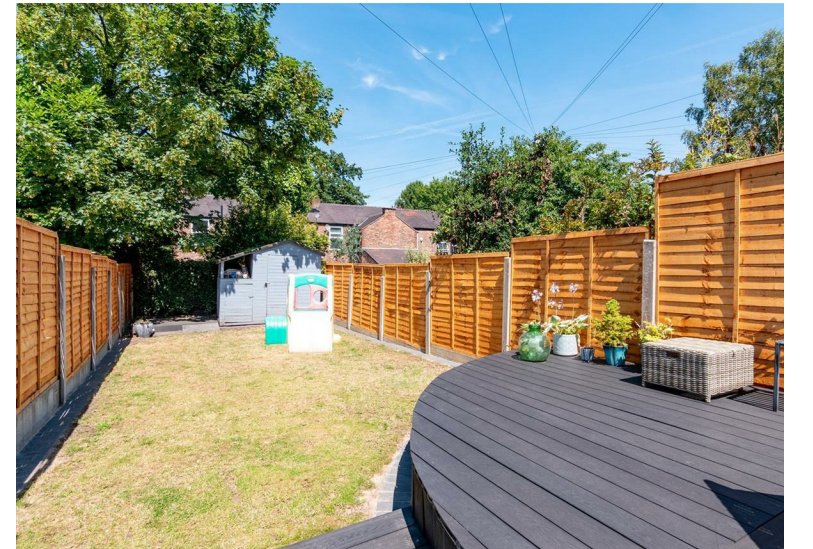
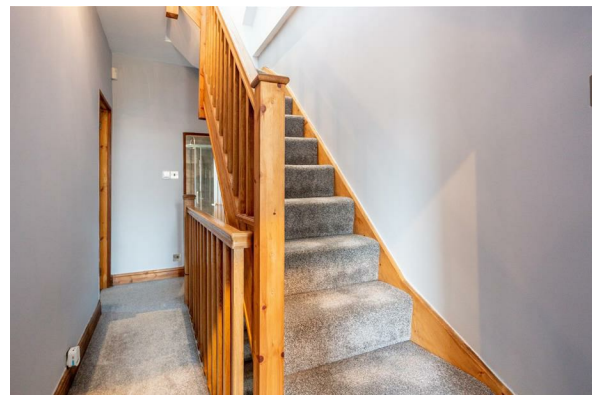
Hale, Altrincham, Cheshire, WA15 9HZ



£600,000

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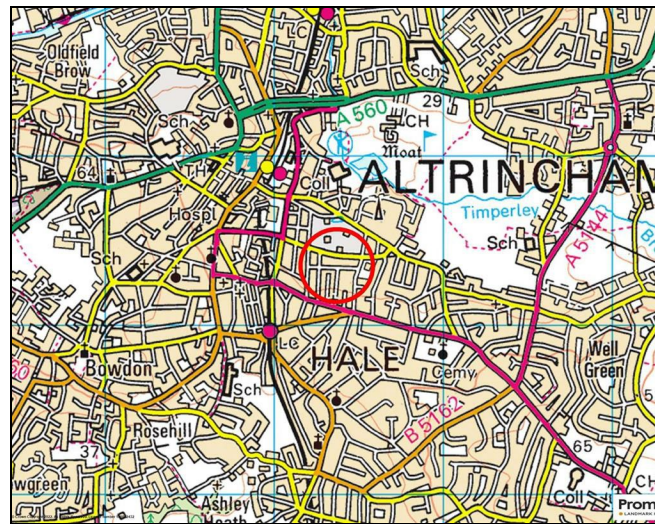


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energy efficiency

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



Overview

A SUPERB 'TREE ROAD' TERRACE, IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL AND STYLISHLY APPOINTED THROUGHOUT. WALKING DISTANCE HALE AND ALTRINCHAM. 1241sqft.

Porch. Hall. 450sqft Open Plan Living/Dining Room and Kitchen. Three Double Bedrooms. Two Baths/Showers. Great sized 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 stunning bay fronted Victorian Terrace property located among the ever popular 'Tree Roads' within walking distance of Hale Village, Altrincham Town Centre, Stamford Park and School and appointed to a stylish, contemporary theme throughout having undergone extensive improvements by the current owner, including a comprehensive Loft Conversion.

The property is arranged over Three Floors and features a fantastic 450 square foot Open Plan Living Space and Kitchen to the Ground Floor and enjoys excellent specification Kitchen and Bathroom fittings and contemporary stainless steel finish vertical radiators throughout the Ground Floor.

Over the two upper floors are Three Double Bedrooms served by Two Bath/Shower Rooms, including an En Suite facility to the Top Floor Bedroom.

There is a larger than average Garden to the rear with a substantial decked sitting area in addition to a lawn.

Comprising:

Entrance Porch. Entrance door with leaded inset windows to:

Hall with natural wood flooring and a staircase to the First Floor. Corniced ceiling.

An opening leads through to the Open Plan Living Room and Dining Area. This superb space is also Open Plan in design to the Kitchen and has natural oak flooring throughout.

The Living Area has double glazed uPVC frame French doors with fan light window above giving access to an enjoying an aspect of the Gardens and has an exposed brick wall and exposed steel feature with wiring for a wall mounted flat screen TV. Understairs storage cupboard. Contemporary vertical radiator. Open to the Dining Area, featuring an angled bay with three inset double glazed uPVC frame windows to the front and has a cast iron fireplace with a living flame fire. Built in storage and meter cabinets. Corniced ceiling.

Wide opening with a step down from the Living Area to the Kitchen with three double glazed uPVC frame windows to the side and rear elevations and halogen lighting inset into the ceiling. The Kitchen is fitted with an extensive range of wood veneer units with natural wood worktops over, inset into which is a stainless steel single bowl single drainer sink unit. Integrated stainless steel double oven, halogen hob, extractor fan and dishwasher, further integrated fridge freezer and housing unit with plumbing for a washing machine. Tiling to the floor. Wall mounted combination gas fired central heating boiler. Contemporary vertical radiator.

First Floor Landing with oak finish doors to the First Floor accommodation and an oak balustrade around the staircase opening with a spiral staircase leading to the Loft Room.

Bedroom One with two double glazed uPVC frame windows to the front. Exposed brick chimney breast. Halogen lighting inset to a ceiling pelmet. Contemporary radiator.

Bedroom Two with a double glazed uPVC frame window to the rear.

The Bedrooms are served by the stylish Bathroom appointed to a contemporary theme with a white suite with chrome fittings, providing; an acrylic claw foot double ended bath, wall hung wash hand basin, WC and enclosed corner shower cubicle with drench shower head. Extensive tiling to the walls and floor. Halogen lighting to the ceiling. Chrome ladder radiator. Underfloor heating.

A staircase leads from the Landing to the Second Floor and Principal Bedroom. A superb room created via the Loft Conversion and having a full height dormer window enjoying a far reaching aspect to the rear. This Bedroom is served by the stylishly appointed En Suite Shower Room. Access to extensive under eaves storage space.

Externally the property enjoys a Garden frontage which is paved for ease of maintenance retained within a dwarf sandstone wall.

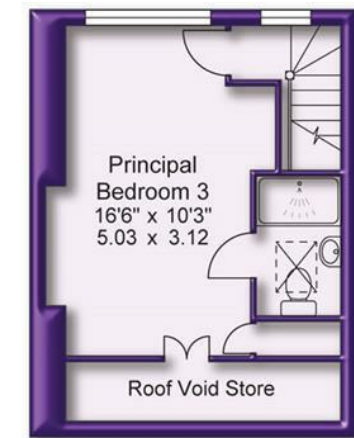
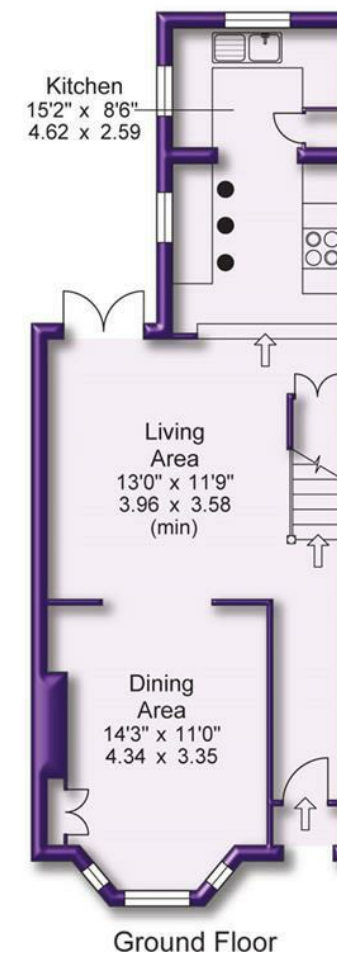
The rear Garden has a substantial decked sitting area returning across the whole of the back of the house returning to a crescent shape with a step down to a good sized lawned area enclosed with timber fencing and enjoying a backdrop of mature trees, providing an appealing outlook and excellent screening.

A gate gives access to a right of way running across the rear neighbouring properties for wheelie bin collection etc. It should be noted that this right of way does not run across the back of this property, thus adding to the Garden privacy.

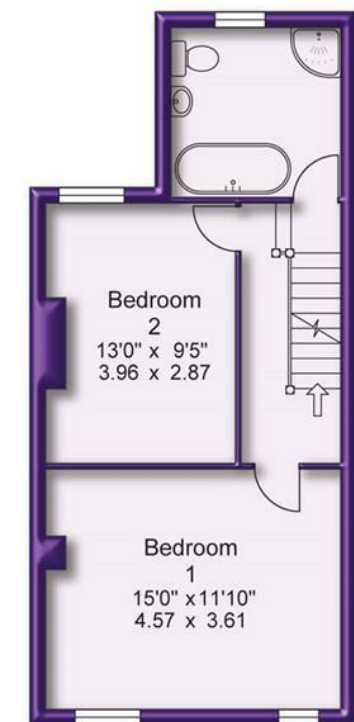
A truly stunning example of a most desirable style of property.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1241 Sq. Feet
= 115.2 Sq. Metres



Second Floor



First Floor