



**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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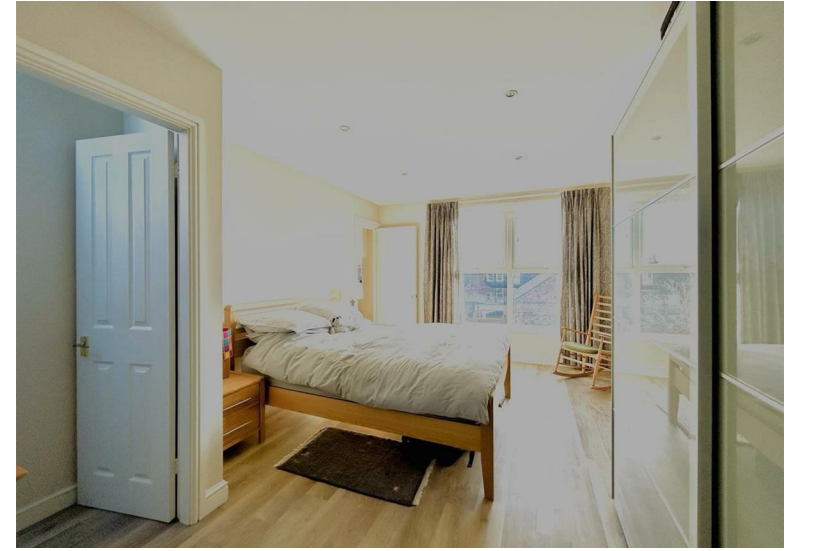
INDEPENDENT ESTATE AGENTS

# 49 Finchley Road

Hale, Altrincham, WA15 9RE



£595,000





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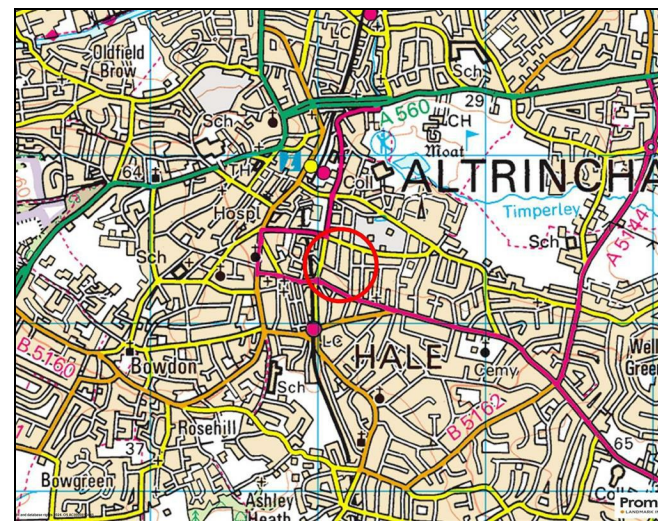
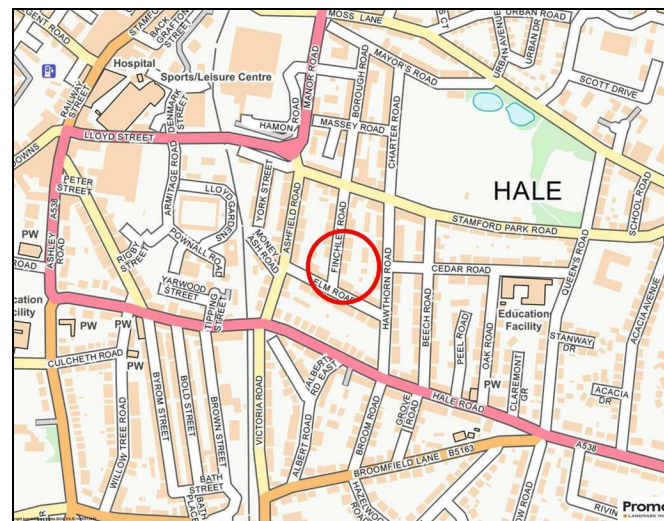
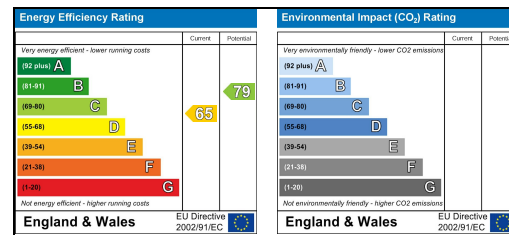


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## energy efficiency

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



# overview

A SUPERBLY PROPORTIONED PERIOD TERRACED PROPERTY LOCATED AMONG THE EVER POPULAR 'TREE ROADS' CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE, STAMFORD PARK AND SCHOOL. 1318SQFT

Porch. Hall. Lounge. Dining Room. Kitchen. Utility. GFWC. Three Double Bedrooms. Two Bath/Shower Rooms. Courtyard. Sunny Garden.



**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 superbly proportioned, bay fronted Victorian Terraced property located among the ever popular 'Tree Roads' and as such is within walking distance of Hale Village with its fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. In addition, Stamford Park and School are on the doorstep.

The property has accommodation arranged over Three Floors benefitting from a Loft Conversion, extending to approximately 1318 square feet with Two Reception Rooms to the Ground Floor in addition to an extended Kitchen with Utility Area and Ground Floor WC off.

Over the Two Upper Floors there are Three excellent Double Bedrooms, served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom on the Top Floor.

Externally, there is a Garden frontage.

To the rear, there is an enclosed Courtyard Area, beyond which there is a particularly good sized and attractive Garden, laid to lawn with maturely stocked borders, with a patio to the far end of the Garden positioned to maximise the South and West facing sun.

A superb example of a most popular style of property in a great location.

Comprising:

Entrance Porch to Entrance door. Hall with exposed floorboards, a staircase the First Floor and wood panelled doors to the Ground Floor Accommodation.

Lounge with wide bay window to the front. Period style fireplace surround with inset cast iron wood burning stove fireplace feature.

Dining Room with exposed floorboards. Built in storage cabinets and shelving. Sash design window to the rear. Under stairs storage. Wood panelled door to the:

Kitchen with two double glazed windows to the side overlooking the Courtyard. The Kitchen is fitted with an extensive range of cream laminated fronted units with granite worktops over. Integrated stainless steel oven, five ring gas hob with extractor fan over, fridge freezer and dishwasher. Exposed floorboards. Further skylight window. Open to the:

Utility Area with space and plumbing for a washing machine and dryer. Storage cupboard and Ground Floor WC off.

First Floor Landing with wood panelled doors to the Bedrooms and Bathroom. A staircase rises to the Second Floor.

Bedroom One is an excellent Double Bedroom with two double glazed sash design windows to the front. Built in wardrobes.

Bedroom Two with a double glazed sash window to the rear. Built in wardrobes.

The Bedrooms are served by a Family Bathroom fitted with a Victoriana style suite with chrome fittings, providing a bath with shower over, wash hand basin, WC and corner shower cubicle. Sash design window to the rear.

A staircase provides access to the Second Floor Landing with window to rear and door to:

Principal Bedroom Three with an almost full height wide window enjoying an attractive far reaching view to the rear and with a further double glazed Velux skylight window inset into the ceiling to the front. Access to under eaves storage space. Door to the:

En Suite Shower Room well appointed with an enclosed shower cubicle with thermostatic shower and tiled surround, vanity unit wash hand basin and WC. Skylight windows.

Externally, there is a Residents Permit Parking Scheme in place and a Garden frontage.

To the rear, there is an enclosed Courtyard Area, beyond which there is a particularly good sized and attractive Garden, laid to lawn with maturely stocked borders, with a patio to the far end of the Garden positioned to maximise the South and West facing sun.

There is a right of way running across the back of the property for wheelie bin access etc, but as we understand the neighbouring properties do not have a right of access over 49 Finchley Road, but this property does have access their neighbours for said purpose.

An excellent property on one of the preferred 'Tree Roads'.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1382 Sq. Feet  
(inc. Roof void storage) = 128.3 Sq. Metres  
Approx Gross Floor Area = 1318 Sq. Feet  
(exc. Roof void storage) = 122.4 Sq. Metres

