



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



WATERSONS

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13 Leigh Road
 Hale, Altrincham, WA15 9BG



£825,000

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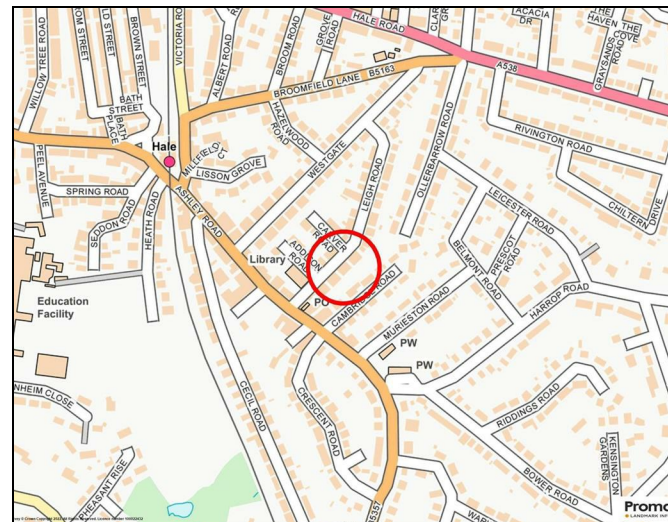


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, VICTORIAN TERRACED HOME ARRANGED OVER FOUR FLOORS, IDEALLY LOCATED IN THE HEART OF HALE VILLAGE AND CLOSE TO EXCELLENT LOCAL SCHOOLS. 1689 SQFT.

Hall. Lounge. Sitting Room. Dining Kitchen. Utility. Four Double bedrooms. Two Baths/Showers. Cellars. West facing 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 superbly presented, updated and improved double height, bay fronted Victorian Terraced property with extensive accommodation arranged over Four Floors, including Converted Loft and Cellars, extending to approximately 1700 square feet and perfectly located right in the heart of Hale Village with its fashionable shops, restaurants and bars.

The property has many character features retained or enhanced to include replaced double glazed windows with stained glass features, attractive fireplaces, high corniced ceilings and a spindle balustrade staircase returning through the floors.

The accommodation provides Two good sized Reception Rooms to the Ground Floor, in addition to the recently refitted Dining Kitchen with bi-fold doors onto the Garden, with a freestanding Range cooker, integrated fridge, freezer and dishwasher.

The Lower Ground Floor Cellars provide genuinely useable space, whilst not necessarily conforming to building regulations provide a Utility Area and an Occasional Reception Room with WC off. A glazed door with steps lead to the rear Garden.

Over the Two Upper Floors are Four excellent Double Bedrooms, served by Two well appointed Bath/Shower Rooms, with the Top Floor Principal Bedroom enjoying an En Suite Shower Room and a far reaching aspect to the rear.

Externally, there is on street Residents Parking and to the rear, the property enjoys a West facing Garden with paved patio adjacent to the back of the house. Beyond, the Garden is laid to lawn with stocked borders and enclosed within timber fencing and hedging.

A fantastic example of a most popular style of property in a first class location

- Freehold
- Council Tax Band E

