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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£799,500

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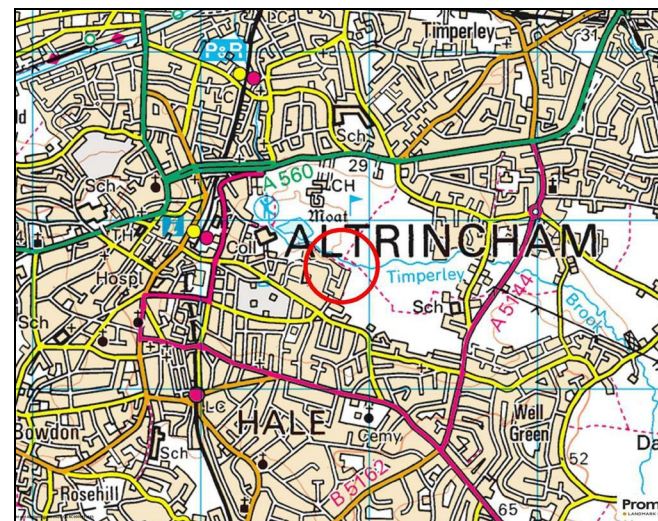


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY PROPORTIONED DETACHED FAMILY HOME LOCATED ON THIS POPULAR DEVELOPMENT WITH DELIGHTFUL VIEWS ACROSS THE GOLF COURSE AND WALKING DISTANCE TO EXCELLENT SCHOOLS, STAMFORD PARK AND ALTRINCHAM AND HALE CENTRES. 2199SQFT

Hall. WC. Study. Lounge. Dining Room. Open Plan Live In Breakfast Kitchen. Utility. Playroom Four Double Bedrooms. Three Bath/Shower Rooms. Driveway. West 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 fantastic opportunity to purchase one of the largest design Detached properties on the ever popular Hale Brook Green development. The property enjoys arguably one of the best positions on the development at the end of a small cul de sac angled facing towards the wildlife corridor and views towards Altrincham Golf Course.

The well presented property provides extensive and versatile accommodation extending to some 2199 square feet providing a Hall, WC, Study, Lounge, Dining Room and Open Plan Live In Breakfast Kitchen, in addition to a Utility and large Playroom to the Ground Floor and there are Four Double Bedrooms served Three Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking for two cars and a good sized sunny aspect Garden to the rear.

Comprising:

Canopied Porch. Spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls. Inset mirror. Opaque window to the front elevation.

Study with built in furniture. Window to the front elevation.

Lounge with window to the front elevation and to the chimney breast there is a pebble effect fireplace feature.

Dining Room with window to the rear elevation enjoying views over the gardens.

Open Plan Live In Breakfast Kitchen with clearly defined areas. To the Breakfast Area there are windows and French doors overlooking and providing access to the gardens.

The Kitchen area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring gas hob with extractor fan over and dishwasher. There is space for an American style fridge freezer. A window enjoys views over the gardens to the rear.

Utility Room with a range of base and eye level units with worktop over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Space and plumbing for a washing machine and dryer.

Inner Hall with doors providing access to the front and rear gardens.

Playroom with two windows to the rear elevation.

To the First Floor Landing there is access to Four excellent double Bedrooms.

Principal Bedroom one with three windows to the front elevation. There are built in mirrored wardrobes along one wall providing excellent hanging and storage space.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Inset mirror. Opaque window to the front elevation.

Bedroom Two with window to the front elevation. There are built in wardrobes and dressing table along one wall providing excellent hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Opaque window to the front elevation.

Bedroom Three with window to the rear elevation. There are built in wardrobes and dressing table along one wall providing excellent hanging and storage space.

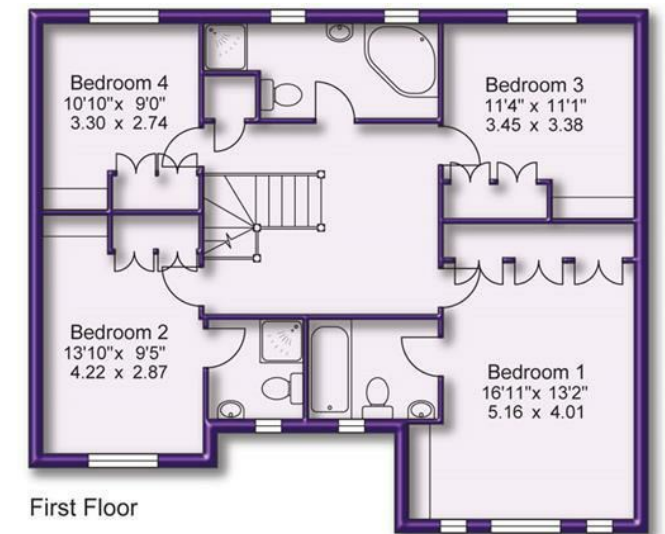
Bedroom Four with window to the rear elevation. Built in wardrobes and dressing table along one wall providing excellent hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, separate enclosed shower cubicle, wash hand basin and WC. Two opaque windows to the rear elevation. Tiling to the walls.

Externally, there is a Driveway providing off road Parking for two cars and a lawned Garden frontage with hedging. To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Live In Dining Kitchen with lawned Garden area beyond.

The Garden is enclosed within timber fencing and enjoys a West facing sunny aspect.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2199 Sq. Feet
= 204.3 Sq. Metres

