



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Carlton House Carlton Road

Hale, Altrincham, WA15 8RH



£1,125,000

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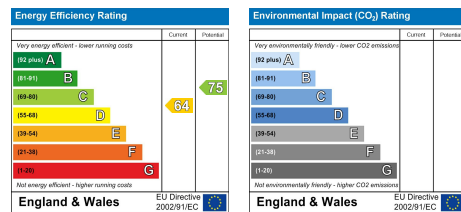


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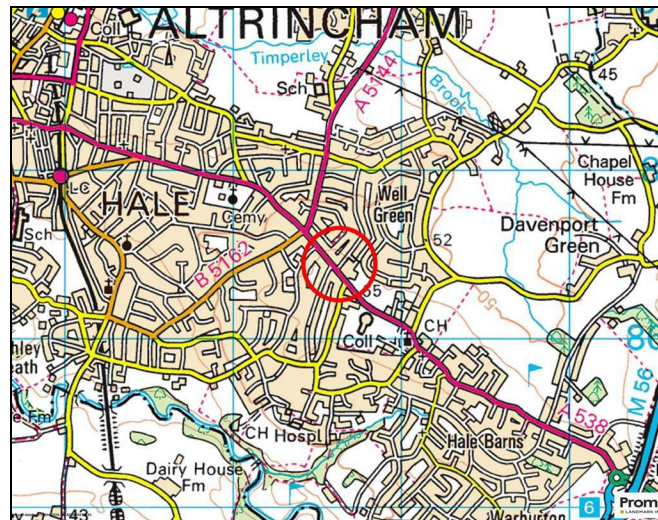
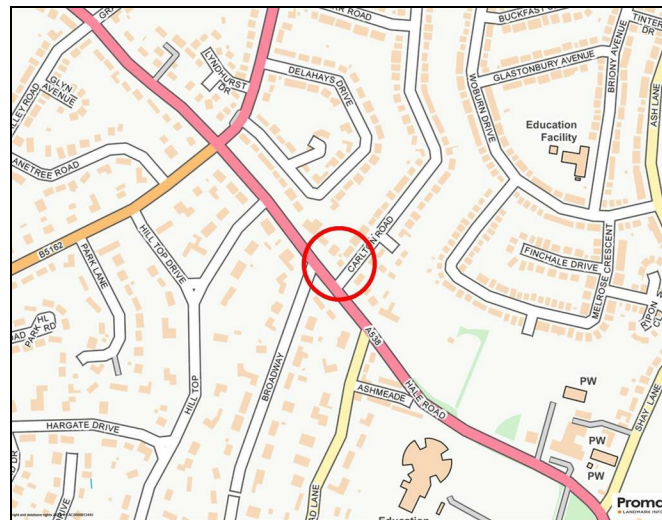
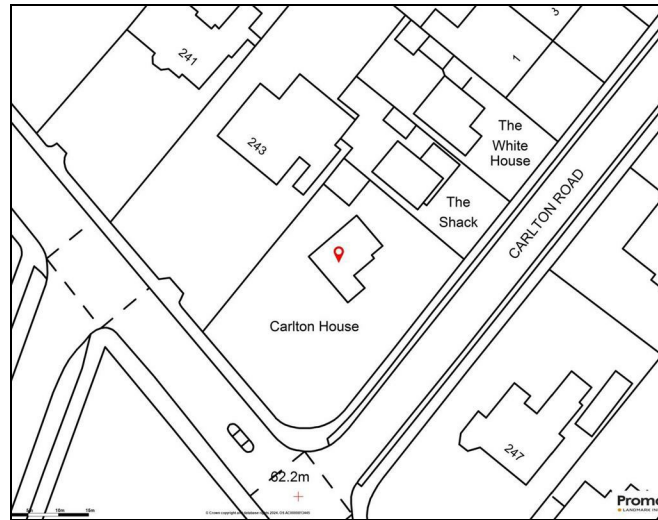


## energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of St Peters Church, turning left at the church into Harrop Road. Harrop Road becomes Planetree Road and at the end of Planetree Road, turn left onto Park Road. At the traffic lights turn right on to Hale Road, then take the first left turning in to Carlton Road where the property will be found immediately on the left hand side.



# overview

AN OPPORTUNITY TO PURCHASE A DETACHED FAMILY HOME ON A SUNNY ASPECT CORNER GARDEN PLOT WITH POTENTIAL TO EXTEND STP, LOCATED WITHIN EASY REACH OF EXCELLENT SCHOOLS, HALE AND HALE BARNES VILLAGES AND ALTRINCHAM TOWN CENTER. 1953SQFT

Entrance Hall. WC. Snug. Lounge. Dining Room. Breakfast Kitchen. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Detached Double Garage. Gardens.



**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

An opportunity to purchase a Detached family home located on this desirable road ideally located for excellent schools, Hale and Hale Barns Villages and Altrincham Town Centre, its amenities, popular Market Quarter and Metrolink and excellent transport links.

The well presented property is arranged over Two Floors with the accommodation extending to some 1953 square feet providing a Hall, WC, Snug, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Four Double Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a secure gated Driveway returning in front of a Detached Garage.

The Gardens are a particular feature enjoying a generous private Garden plot laid to lawn with South West facing aspect. The size and nature of the plot gives an incoming purchaser the potential opportunity to extend and develop subject to up to date building and planning regulations.

Comprising:

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

Ground Floor WC fitted with a white suite and chrome fittings. Tiling to the walls and floor. Opaque window to the front elevation.

Snug which could also be utilised as a Home Office with window to the front elevation. Coved ceiling.

Superbly proportioned Lounge with window to the front elevation and French doors overlook and provide access to the gardens to the side of the property.

Dining Room with French doors and windows overlooking and providing access to the gardens to the side of the property.

Breakfast Kitchen fitted with an extensive range of white high gloss 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. Quooker tap. Integrated appliances include a double oven, microwave combination oven, warming tray, five ring induction hob and wine fridge. There is space for an American style fridge freezer. Wall mounted gas central heating boiler housed within the units. Windows to the side and rear elevations and a door provides access to the same.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Stained and leaded glass window to the front elevation. Loft access point. Large walk in airing cupboard.

Principal Bedroom One with window to the front elevation. This room is served by an En Suite Bathroom fitted with a corner bath with shower attachment over, wash hand basin and WC. Tiling to the walls. Opaque window to the front elevation.

Bedroom Two with window to the side elevation enjoying views over the gardens. There are built in wardrobes with sliding doors along one wall providing ample hanging and storage space. Coved ceiling.

Bedroom Three with window to the rear elevation. Built in wardrobes and cupboards providing ample hanging and storage space.

Bedroom Four with window to the side elevation. Built in wardrobes providing ample hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Opaque window to the front elevation. Tiling to the walls.

Externally, the property enjoys a generous corner plot with a secure gated Driveway providing ample off road Parking, returning in front of a Detached Double Garage.

The Gardens are a particular feature with a porcelain paved terrace adjacent to the side of the property, accessed via the doors from the lounge and dining room. Beyond, the Garden is laid to lawn and enclosed within hedging and timber fencing.

The size and nature of the plot gives an incoming purchaser the potential opportunity to extend and develop subject to up to date building and planning regulations.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 1953 Sq. Feet  
 (inc. Garage) = 181.4 Sq. Metres  
 Approx Gross Floor Area = 1656 Sq. Feet  
 (exc. Garage) = 153.8 Sq. Metres

