



**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

INDEPENDENT ESTATE AGENTS

# 18 Orchard Drive

Hale, Altrincham, Cheshire, WA15 8BB



Guide Price £575,000

[www.watersons.net](http://www.watersons.net)

[www.watersons.net](http://www.watersons.net)





**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

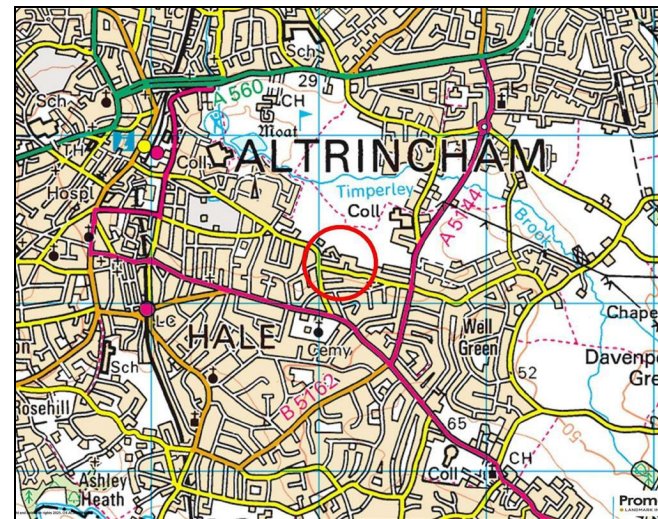
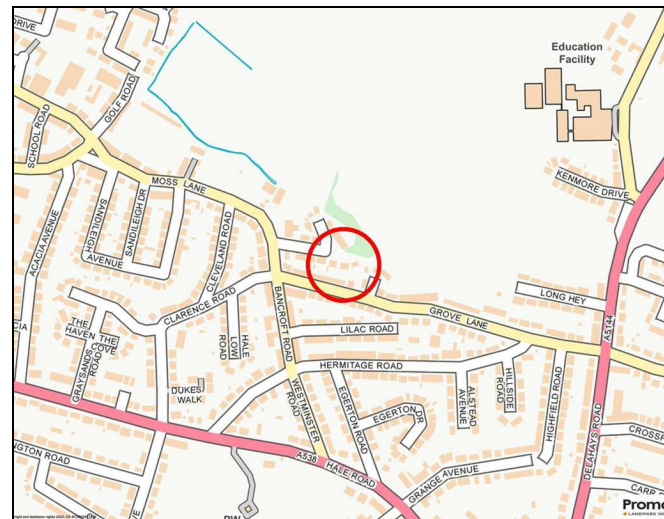
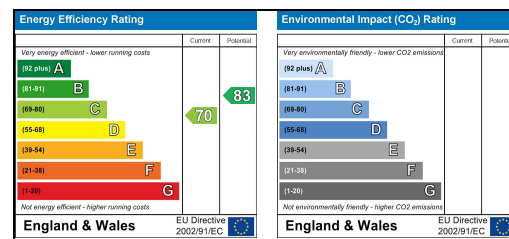


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A RECENTLY RENOVATED AND REMODELLED, BAY FRONTED SEMI DETACHED FAMILY HOME, ON A QUIET CUL-DE-SAC IDEALLY LOCATED FOR STAMFORD PARK AND SCHOOL AND ALTRINCHAM AND HALE CENTRES. 1192 SQFT.

Hall. GF Shower Room. Lounge. Dining Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. Sunny Aspect Garden. Outbuilding. No Chain.



**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, recently renovated and refurbished, bay fronted, Semi Detached Family Home located on this quiet cul-de-sac enjoying an excellent location and within walking distance to Stamford Park and School, Altrincham and Hale Centres and the Metrolink.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1192 sq ft providing a Hall, Ground Floor Shower Room, Lounge, Dining Kitchen and Utility to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a driveway providing ample off road parking and to the rear, a paved and lawned Garden enjoying a sunny aspect with access to a Detached Garden Room.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with glass balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Built in meter cupboard. Tiled floor with underfloor heating. Access to understairs storage.

Ground Floor Shower Room fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle, wash hand basin and WC. Tiling to the walls. Tiling to the floor with underfloor heating. Window to the front elevation.

Lounge with bay window to the front elevation. Tiled floor.

Impressive Open Plan Dining Kitchen with part vaulted ceiling and two inset Velux windows. To the Dining Area there are bi-fold doors which overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over and incorporating an island unit. Integrated Neff appliances include a double oven, five ring gas hob with extractor fan, fridge, freezer and dishwasher. French doors overlook and provide access to the Gardens to the rear. Tiled floor with underfloor heating.

Utility with space and plumbing for a washing machine. Wall mounted gas central heating boiler. Opaque window to the side elevation.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Opaque window to the side elevation. Loft access point.

Bedroom One with bay window to the front elevation.

Bedroom Two with window to the rear elevation enjoying views over the Gardens.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Family Bathroom, fitted with a contemporary white suite and chrome fittings providing a bath, walk in wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls. Tiling to the floor with underfloor heating. Chrome finish heated towel rail. Two opaque windows to the side elevation.

Externally, there is a paved driveway providing ample off road parking.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the doors from the Dining Kitchen. Beyond the Garden is laid to lawn and enjoys a south facing aspect.

Detached Garden Room with two windows to the side elevation.

This property is offered for sale with no chain and could be moved into with a minimum of fuss.

- FREEHOLD  
- COUNCIL TAX BAND - D

## Agents Note

We understand that certain works have been carried out at the property without the benefit of formal Building Regulations approval. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the suitability and safety of the works before proceeding with a purchase.

Approx Gross Floor Area = 1192 Sq. Feet  
(Including Outbuilding) = 110.7 Sq. Metres

Approx Gross Floor Area = 1076 Sq. Feet  
(Excluding Outbuilding) = 99.9 Sq. Metres

