



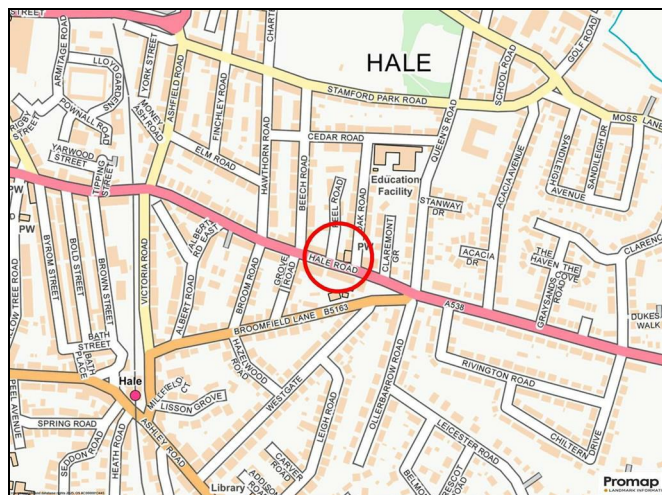
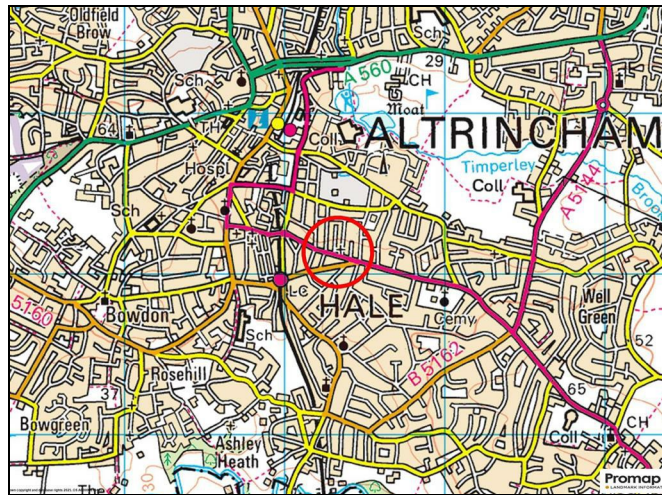
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	86	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

115 Hale Road Hale, Altrincham, Cheshire, WA15 9HL



A STYLISH, SPACIOUS VICTORIAN TERRACED CLOSE TO THE VILLAGE WITH TWO CHAMBER CELLARS AND THE RARE FEATURE OF PARKING. 1280sqft.

Hall. Living and Dining Room. Breakfast Kitchen. Occasional Study/Bedroom Three. Utility. Two Double Bedrooms. Bathroom. Garden. Parking

£550,000

in detail



A genuinely deceptively spacious, extended Period Terraced property located within easy walking distance of Hale Village with its range of fashionable shops, eateries and bars but also within walking distance of Altrincham Town Centre, its facilities and the Metrolink in addition to the open space of Stamford Park.

The property benefits from a Kitchen extension to the rear and Double Chamber Cellars, which although are unlikely to comply with modern building regulations, do nonetheless have plaster boarded walls and are usable as additional occasional space.

Unusually for a property of this type there is a good sized garden to the rear with off street parking at the back, accessed via Peel Road.

Comprising:

Hall with parquet wood flooring and staircase to the first floor. Corniced ceiling.

Spacious Living and Dining Room with shuttered windows to the front and rear elevations. Continuation of the parquet wood flooring and corniced ceiling.

A door gives access to the spacious, split level Breakfast Kitchen divided into two distinct working Kitchen and Breakfast Areas with windows and French doors enjoying an aspect of and giving access to the gardens.

The Breakfast Area has a part vaulted ceiling with double glazed skylight windows. A versatile space with the current vendors utilising the area as a family room/play area and would also be ideal as a dining area with ample space for a table and chairs.

The Kitchen Area is fitted with a range of cream laminate fronted, shaker style units with worktops over with integrated stainless steel oven, hob and extractor fan and further built in dishwasher. LED lighting. Wall mounted gas central heating boiler.

Staircase to the Lower Ground Floor Cellars, as previously stated having plaster boarded walls and ceilings providing excellent occasional living space. The front chamber is currently utilised as an Occasional Bedroom and is also ideal as a Study with a window to a light well to the front.

The second chamber is utilised as an Utility Room with plumbing for a washing machine.

First Floor Landing serving Two Bedrooms and a Bathroom.



The Principal Bedroom is of a good size and has a shuttered window to the front.

Bedroom Two is another double room and overlooks the garden.



The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings by Grohe, providing a bath, separate walk in shower, wash hand basin and WC. Window to the rear. Underfloor heating.

Externally the rear garden is of an excellent size, accessed via the French doors from the Breakfast Kitchen and leading onto a decked patio area. A gate to the rear gives access to the previously described parking area.

A superbly sized, stylish property which will be highly popular.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1280 Sq. Feet
= 118.66 Sq. Metres

