



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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49 Albert Road  
Hale, Altrincham, WA15 9AH



£1,195,000

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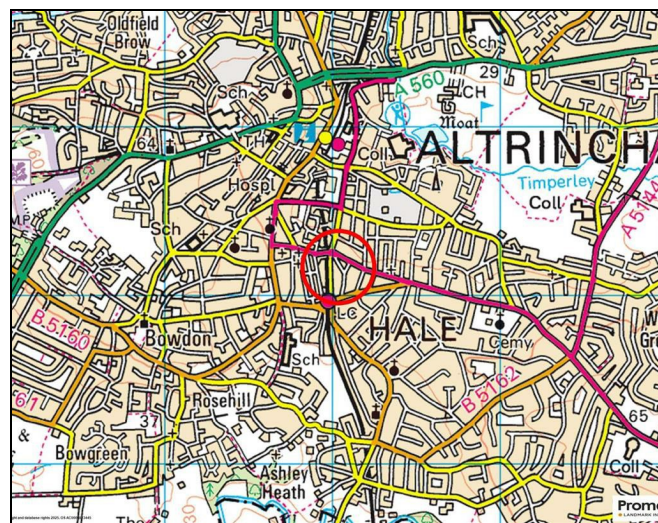
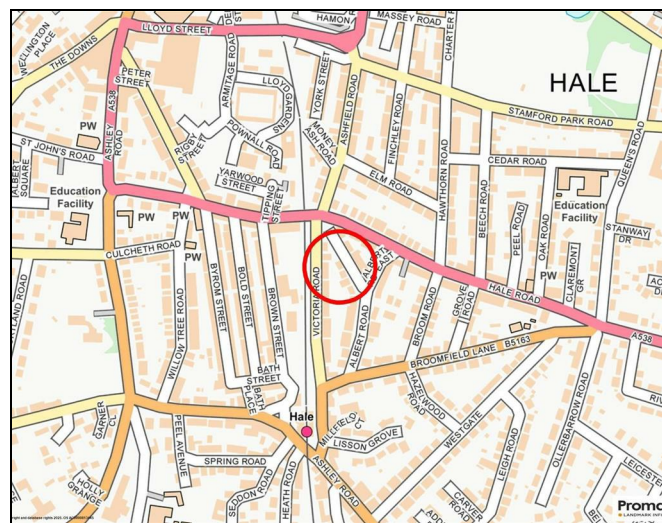
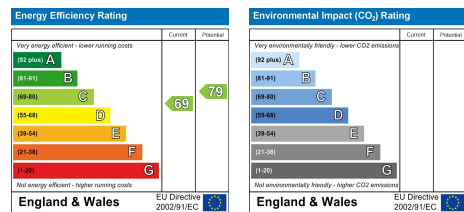


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## energy efficiency

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



# overview

AN AMAZING TRANSFORMATION OF A BEAUTIFUL DOUBLE FRONTED VICTORIAN SEMI DETACHED FAMILY DESIRABLY LOCATED WITHIN A MOMENTS WALK OF HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND EXCELLENT SCHOOLS. 2743sqft.

Hall. WC. Lounge. Study Area. Family Room. Dining Kitchen. Home Office/Playroom. Utility. Five/Six Bedrooms. Four Bath/Shower Rooms. Driveway. 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

An amazing transformation of a beautiful double fronted Five/Six Bedroom, Four Bathroom Victorian Semi-Detached family home, perfectly located on a quiet cul-de-sac on one of the most desirable roads in the heart of Hale Village, within moments' walk of local shops, restaurants and bars, and also within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

The property offers extensive and versatile accommodation arranged over Four Floors, including converted Loft and Cellars extending to approximately 2,750 square feet. It has been tastefully renovated with high specification kitchen and bathroom fittings while retaining and enhancing original features, including double glazed working sash windows, intricate corniced ceilings, internal panelled doors and an impressive spindle balustrade rising through the floors.

The Ground Floor features Two Reception Rooms, including a cosy Snug/TV room and a generous Lounge which flows seamlessly into the impressive 600 square foot open plan Dining Kitchen, Living Area and Home Study space. The Living Area is enhanced by an attractive cassette-style wood burner, creating a striking focal point. The kitchen is fitted with a range of integrated Neff appliances including a double oven, hob and microwave, together with a fitted dishwasher and wine cooler. A Gym area benefits from underfloor heating.

The Lower Ground Floor provides a further Home Office or Play Room, Guest Bedroom and Shower Room, together with a fitted Utility Room. The Home Office or Play Room is a versatile space and could easily be used as a Sixth Bedroom if required, offering flexible living space to suit your family's needs.

Over the Two Upper Floors there are Four Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, including a superb 325 square foot Principal Bedroom Suite with Dressing Area and spacious wet room style shower.

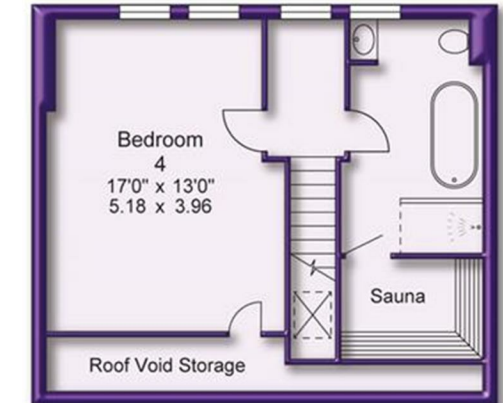
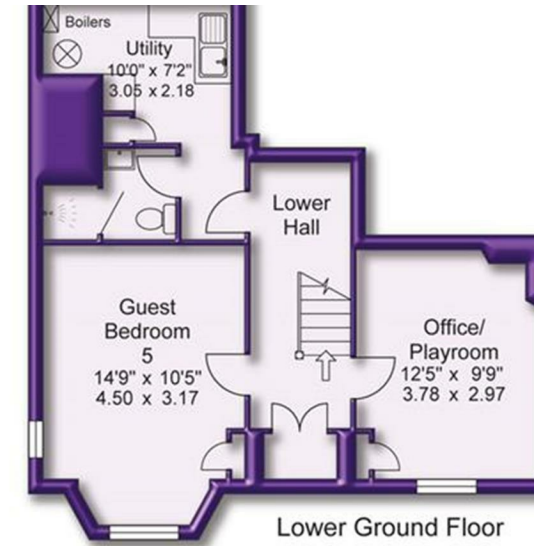
To the Second Floor is an impressive Bedroom within the Loft conversion, served by a stunning full Bathroom by Lusso with a wet room style shower, free standing bath and the additional indulgence of a home Sauna. There is also extensive eaves storage with laminate flooring and power supply.

Externally, the whole of the front of the property provides off-street parking for three or four vehicles, a particularly valuable feature in an area with parking restrictions, and includes an EV charging point.

The rear part-walled Garden has been designed with minimum maintenance in mind, featuring landscaped sitting patios and artificial grass areas, external lighting and a rustproof Asgard metal garden shed, and enjoys a south-west facing and therefore sunny aspect.

This is a truly beautiful home, superbly located and ready to move into.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 2743 Sq. Feet  
 (inc. roof void storage) = 254.9 Sq. Metres  
 Approx Gross Floor Area = 2682 Sq. Feet  
 (exc. roof void storage) = 249.2 Sq. Metres

