



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

254 Ashley Road

Hale, Altrincham, Cheshire, WA15 9NQ



£1,350,000

www.watersons.net

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

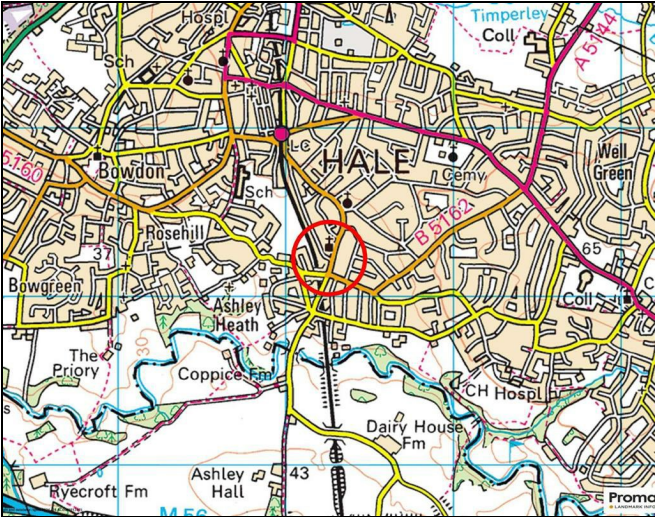
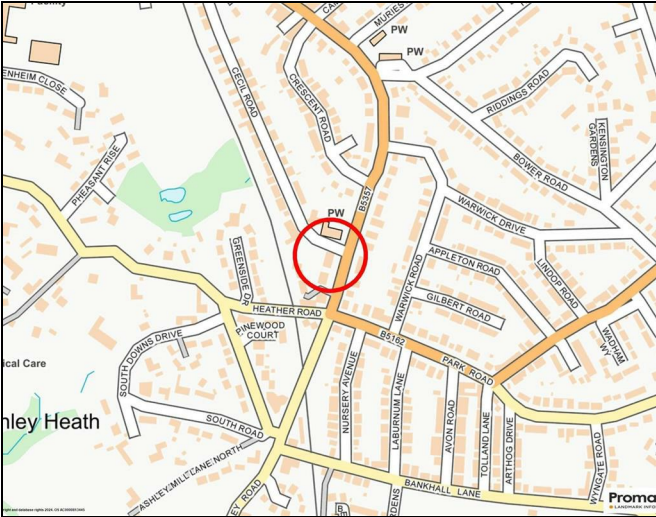
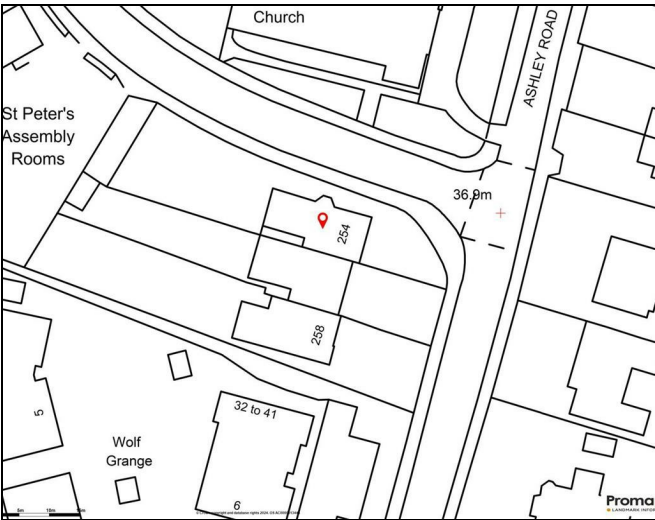


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, BLACK AND WHITE TIMBER FRONTED EDWARDIAN FAMILY HOME ARRANGED, FEATURING A SUPERBLY SIZED GARDEN AND PERFECTLY LOCATED WITHIN THE HEART OF HALE VILLAGE. 3138sqft

Porch. Hall. Cloaks/WC. Lounge. 400sqft Family Room. Open Plan to the 325sqft Dining Kitchen. Utility. Five Double Bedrooms. Three Bath/Shower Rooms. Cellars. Driveway. South/West facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 superbly presented and styled, black and white timber fronted Edwardian family home, superbly located within a few minutes walk of the heart of Hale Village with its range of fashionable shops, eateries and bars and featuring a superbly sized side South and rear West facing Garden to the rear.

The property has been updated, improved and extended by the current owner to provide fantastic family living space, with many original features retained include high corniced ceilings, attractive leaded, stained glass windows, some impressive fireplaces and exposed wood flooring to the majority of the Ground Floor living space.

The accommodation is arranged over Four Floors, extending to approximately 3150 square feet providing a Lounge to the Ground Floor, in addition to a fantastic 400 square foot Family Room, which is in turn open plan to the 325 square foot Dining Kitchen, enjoying a Garden aspect.

The Lower Ground Floor Cellars provide superb potential to convert into additional living space and currently provide a Utility space and valuable storage. There is also direct Garden access from this level.

Over the Two Upper Floors are Five superb Double Bedrooms served by Three well appointed Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Shower Room.

Externally, there is off street Parking via a Driveway to the side accessed via Cecil Road.

The front garden is superbly stocked with mature trees providing excellent screening, whilst the sunny aspect Rear Garden is of a fantastic size for a house this close to the Village, and has been astro turfed for ease of maintenance with decked seating areas that have been designed and positioned to catch the afternoon and evening sun

Comprising:

Porch. Welcoming Hall with impressive staircase rising through the floor. Cloaks/WC
Lounge with bay window feature and cast iron fireplace.

Family Room with bay window overlooking the side garden. Open plan to the beautiful Dining Kitchen with vaulted ceiling with inset skylight windows, fitted with an extensive range of high gloss base and eye level units with quartz work tops, high quality integrated appliances arranged around a central island unit with breakfast bar.

Off the First Floor Landing are Two Double Bedrooms.

Principal Bedroom One extends from the front to the back of the house and includes a Walk In Dressing Room and a stylish En Suite Shower Room.

Bedroom Two is an excellent size and is served by the well appointed Family Bathroom.

To the Second Floor are Three additional well proportioned Double Bedrooms, served by a contemporary Shower Room.

A fabulous Family Home with a location to match.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 3138 Sq. Feet
= 291.6 Sq. Metres

