



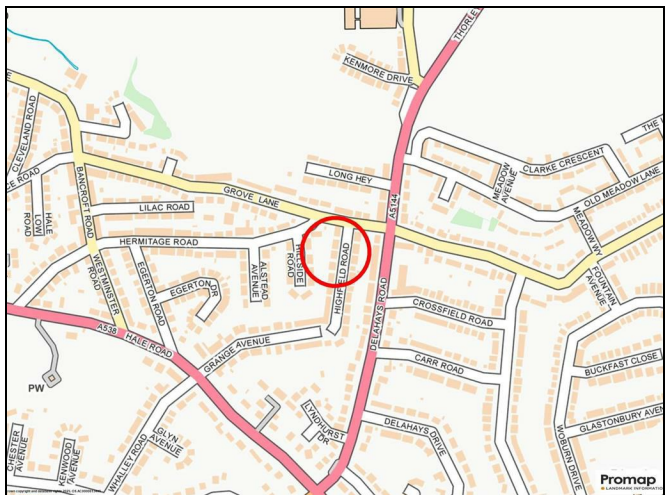
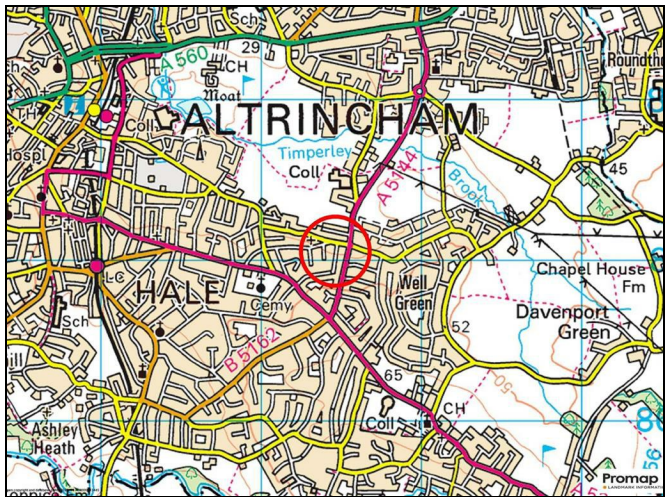
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INDEPENDENT ESTATE AGENTS

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	

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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

36 Highfield Road

Hale, Altrincham, WA15 8BX



A SUPERBLY PROPORTIONED, BAY FRONTED SEMI DETACHED PROPERTY, OFFERING EXCELLENT POTENTIAL TO EXTEND STP IN A POPULAR CUL-DE-SAC CLOSE TO SCHOOLS, HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1096SQFT

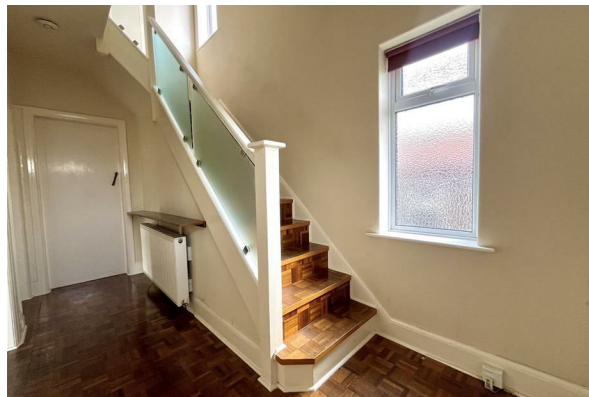
Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Shower Room. Separate WC. Driveway. Gardens. No Chain!

£550,000

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in detail



An opportunity to purchase a bay fronted, traditional Semi Detached property with potential to remodel and extend subject to up to date building and planning regulations. The property is in a popular residential neighbourhood, close to Hale Village, Altrincham Town Centre, excellent schools and ideal for motorway networks.



The superbly proportioned property is arranged over Two Floors with the accommodation extending to some 1096 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Shower Room and Separate WC to the First Floor.

Externally, there is a Driveway providing off road Parking and Gardens to the front and rear.

This property is offered for sale with no chain.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Opaque window to the side elevation. Built in storage and meter cupboards.



Lounge with wide bay window to the front elevation. Tiled chimney breast feature.

Dining Room with wide window to the rear elevation enjoying views over the gardens.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit. There is space for kitchen appliances. Tiled walls. Window to the side elevation and a door provides access to the same. Understairs storage with built in shelving.

To the First Floor Landing there is access to Three good size Bedrooms, a Shower Room and Separate WC. Opaque window to the side elevation. Loft access point.



Bedroom One with wide bay window to the front elevation. Built in furniture along one wall providing wardrobes, drawers, and dressing table with mirror.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Built in bedroom furniture providing wardrobes, drawers, cupboards and dressing table.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage beneath and WC. Opaque window to the side elevation. Wall mounted, gas central heating boiler housed within a unit. Separate WC with opaque window to the side elevation.



Externally, there is a Driveway providing off road parking and a lawned Garden frontage with well stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via a door from the Kitchen. Beyond, the Garden area is divided into fruit and vegetable plots and there are stocked borders.



The Garden is enclosed within hedging, timber fencing and brick walling.

This property is offered for sale with No Chain.

- Leasehold, from 1936, with a period of 999 years - 910 years left.
- Council Tax Band E

Approx Gross Floor Area = 1096 Sq. Feet
(exc. Stores) = 101.9 Sq. Metres

