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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£685,000

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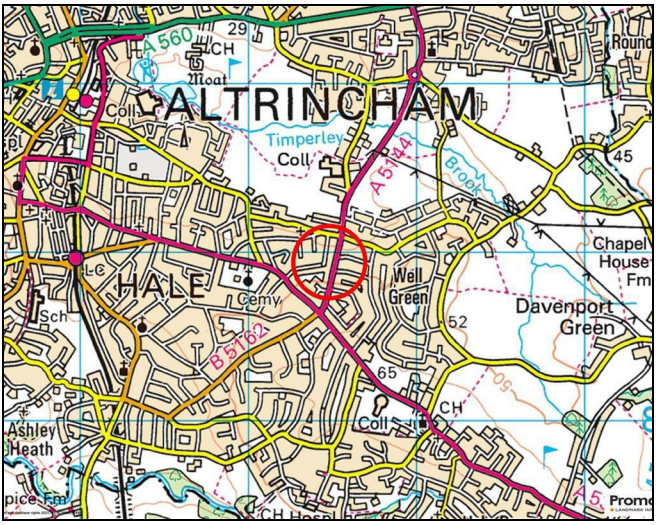
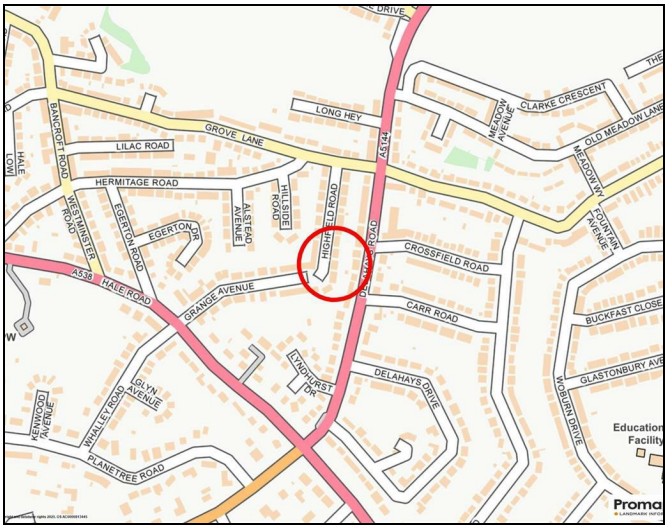
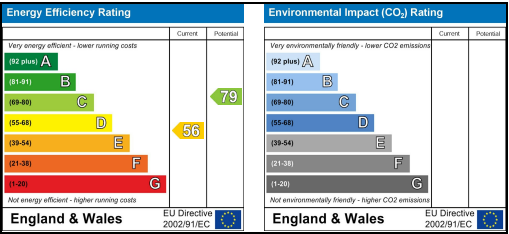
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energy efficiency

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



overview

A WELL PROPORTIONED, BAY FRONTED SEMI DETACHED FAMILY HOME WITH LOFT CONVERSION, LOCATED ON A POPULAR CUL-DE-SAC CLOSE TO EXCELLENT SCHOOLS. 1650SQFT

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens.



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 excellent double height, bay fronted traditional Semi Detached family home located on this enormously popular cul-de-sac just off Hermitage Road in Hale, approximately midway between The Well Green and Stamford Park Primary Schools and also with Altrincham, College on the doorstep.

The well proportioned family accommodation is arranged over Three Floors, extending to approximately 1650 square feet, including a Loft Conversion and provides Two superb Reception Rooms to the Ground Floor, in addition to a large Breakfast Kitchen, all arranged off a particularly spacious Hall.

Over the Two upper Floors are Four good sized Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. The Fourth Bedroom is created via a substantial Loft Conversion.

Externally, the property is approached via a Driveway providing off street Parking with a good sized Garden frontage. The rear Garden has a paved path and patio area, accessed via the lounge and breakfast kitchen. Beyond, there is a lawned Garden area and the Garden enjoys a rear East and side South facing aspect.

A most attractive property in a great location.

Comprising:

Enclosed Porch. Spacious Entrance Hall with under stairs Cloaks and storage cupboard off. Ground Floor WC

Lounge with French door and windows giving access to and enjoying aspects of the gardens. Attractive fireplace feature.

Dining Room with bay window to the front, natural wood flooring and a living flame fireplace feature.

Breakfast Kitchen fitted with a range of laminate fronted units with windows to the side and rear elevations and French doors giving access to the gardens. Tiled flooring throughout. There are a range of freestanding appliances which may be available to the incoming purchaser subject to negotiation, inducing a stainless steel Range cooker and freestanding washing machine and tumble dryer.

First Floor Landing with a window to the side and a staircase to the Second Floor.

Principal Bedroom One. An excellent Double Room with a window overlooking the rear garden and extensive built in wardrobes. A door leads to the:

En Suite Shower Room fitted with a white suite of shower cubicle, wash hand basin and WC. Window to the side. Under eaves storage.

Bedroom Two with window to the front.

Bedroom Three with a window to the front.

The Bedrooms are served by a Family Bathroom fitted with a four piece suite in white providing a bath, wash hand basin, WC and enclosed shower cubicle. Window to the side.

A staircase leads to the Second Floor Bedroom Four, located under the eaves with attractive sloping ceilings, and dormer windows to the front and side and a further skylight window providing much natural light. Extensive under eaves storage space.

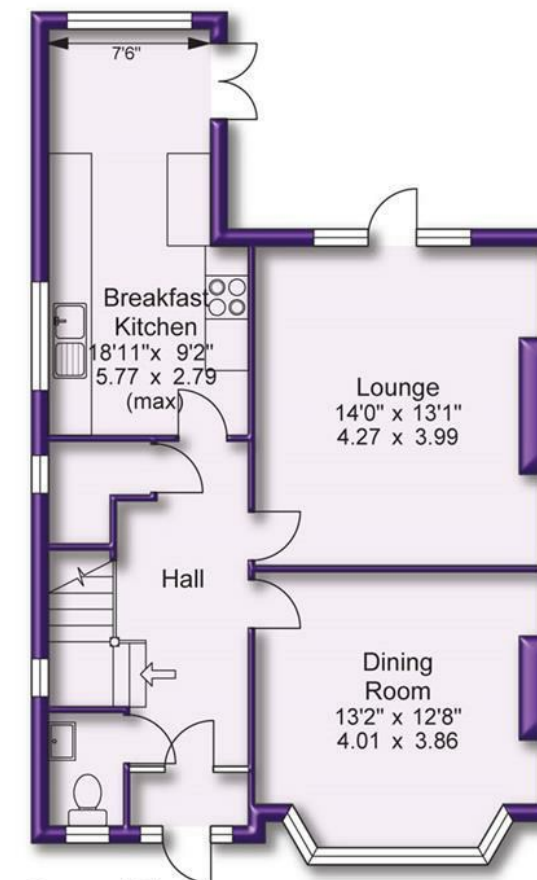
A great family home in a popular location

- Leasehold - 999 years from 12 June 1934
- Council Tax Band E

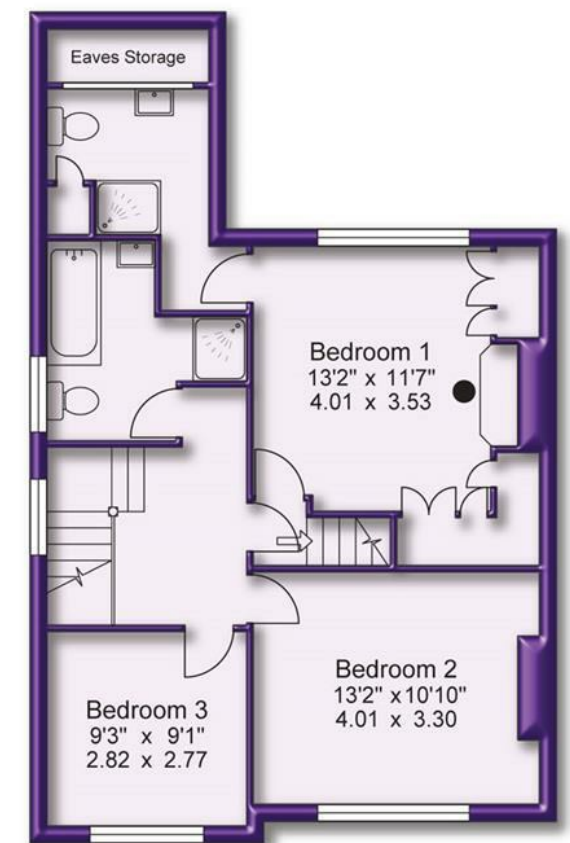
Approx Gross Floor Area = 1650 Sq. Feet
= 153.3 Sq. Metres



Second Floor



Ground Floor



First Floor