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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£847,500

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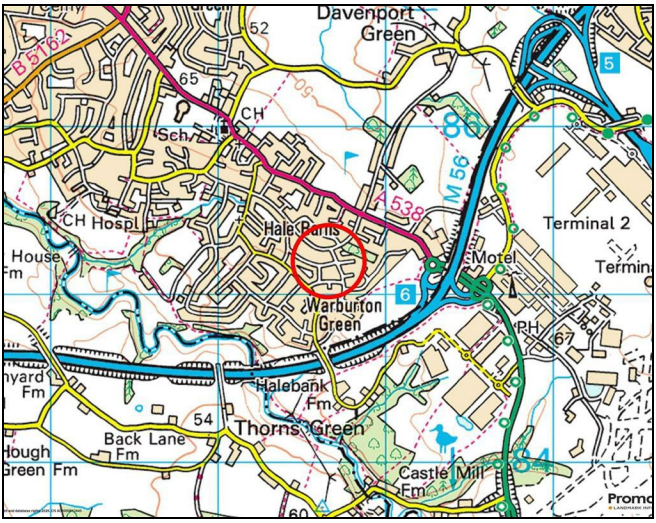
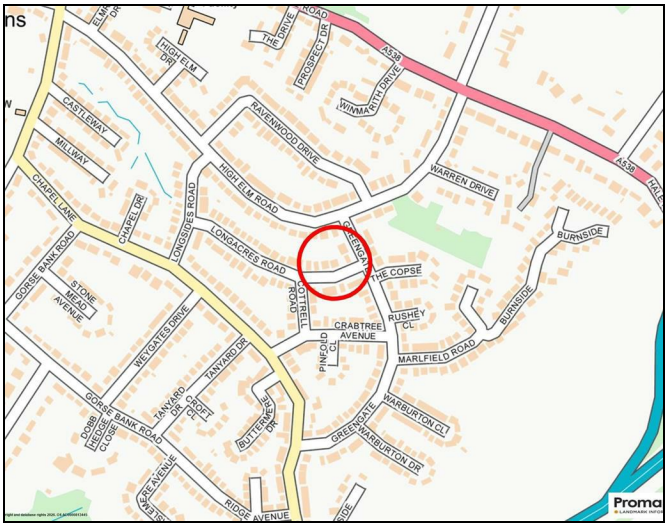
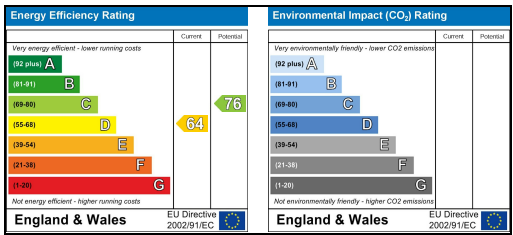


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SPACIOUS DETACHED FAMILY HOME IN A POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, AMENITIES AND EXCELLENT TRANSPORT LINKS. 2463 SQFT

Porch. Hall. WC. Family Room. Living and Dining Room. Breakfast Kitchen. Utility. Five Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Garage. 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.

Response	Percentage
Yes, the government is doing a good job	68%
No, the government is not doing a good job	32%

with attractive sloping ceilings with inset Velux windows to the
porage. Built in bedroom furniture providing wardrobes, cupboards

ated with a white suite and chrome fittings, providing a bath with
and WC. Tiling to the walls and floors. Inset Velux window.

ing off road Parking, returning in front of the Integral Garage with wall mounted gas central heating boiler. There is a lawned Garden on the road by way of brick walling and wrought iron gates.

acent to the back of the house, accessed via French doors from
s that lead to a raised lawned area with well stocked mature
trees, enclosed within timber fencing.

Approx Gross Floor Area = 2463 Sq. Feet

Approx Gross Floor Area = 2305 Sq. Feet
(including Roof Void Storage) = 214.2 Sq. Metres

Bedroom 3
22'2" x 13'0"
6.76 x 3.96
(max)

19'6" x 12'9"
5.94 x 3.89
(max)

3.91 x 3.89
(max)

Bedroom 4
13'1" x 12'4"
3.99 x 3.76

Roof Void Storage

Family Room

4.65 x 3.69

