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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

4 Charter Road  
Altrincham, WA15 9RL



£660,000

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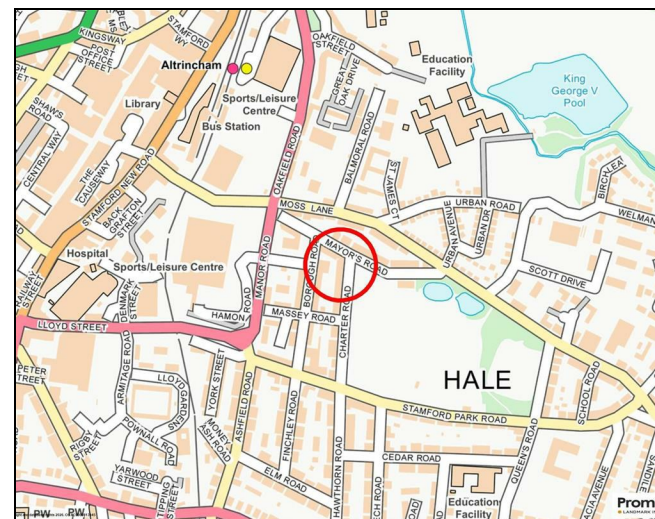
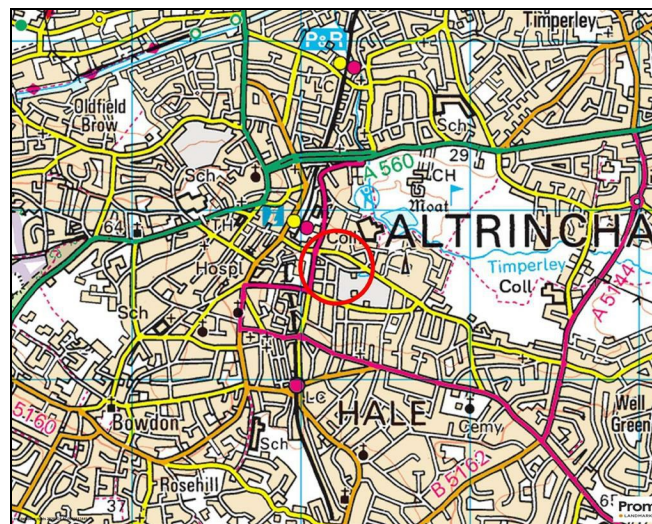
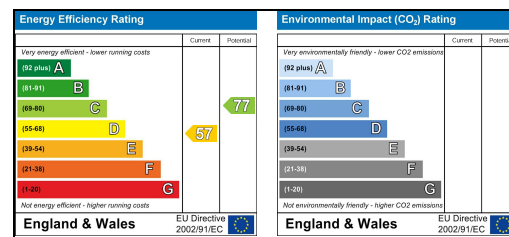


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

AN ATTRACTIVELY PRESENTED BAY FRONTED VICTORIAN TERRACE WHICH OVERLOOKS STAMFORD PARK, IDEALLY LOCATED WITHIN A MOMENTS OF ALTRINCHAM TOWN CENTRE, THE METROLINK, MARKET QUARTER AND EXCELLENT LOCAL SCHOOLS. 1494SQFT

Hall. Lounge. Dining Kitchen with Living Area. Four Bedrooms. Two Bath/Shower Rooms. Permit Parking. 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

A superb, bay fronted Victorian Terraced property located on this enormously desirable road which is quiet as it is not a through road and it is directly opposite the space of Stamford Park which has recently been awarded the Green Flag Status, with the primary school on the doorstep and within a moments walk of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter. The property is also a short walk from Hale Village and Hale Train Station.

The property offers extensive a versatile accommodation arranged over Four Floors extending to approximately 1500 square feet including Cellars which have excellent potential to convert.

The property is tastefully presented throughout, having been updated and improved, yet retains attractive character features to include high cornice ceilings, stripped internal panelled doors, original or reproduction fireplaces and a spindle balustrade staircase rising through the floors.

The Ground Floor provides a Hall leading into the good sized Lounge with solid fuel burning stove fireplace feature and bay window looking towards the park to the front.

The rear Dining Kitchen and Living Area is a lovely bright space with French door and windows giving access to and enjoying aspects of the gardens with the Dining Kitchen Area fitted with a range of shaker style units with integrated oven, hob, extractor fan, fridge, freezer and dishwasher and with the Sitting Area having a further door and window to the garden.

Over the Two Upper Floors are up to Four Bedrooms served by Two Bathrooms.

The First Floor has Two Double Bedrooms, one overlooking the park to the front and one overlooking the rear and are served by the spacious Family Bathroom with a white suite with shower over the bath.

The Second Floor has been designed to accommodate a Principal Double Bedroom located under the eaves with attractive sloping ceilings and a dormer style window to the front served by a Dressing Room or Bedroom Four and a well appointed Bathroom with a Victorian style suite with claw feet acrylic bath with shower over, wash hand basin on a stand and WC. There is particularly attractive floor tiling. Cast iron fireplace.

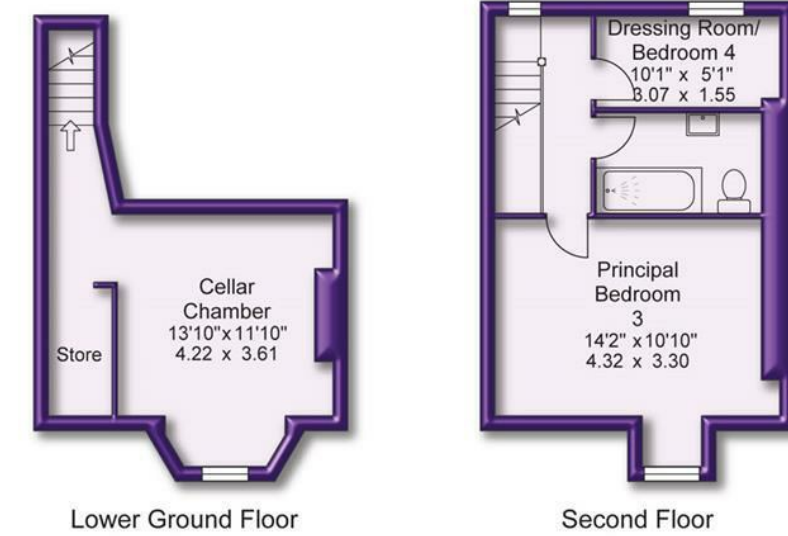
Externally, the property enjoys on street Residents Permit Parking and a Garden frontage,

The Garden to the rear has a stone paved patio area adjacent to the back of the house. Beyond this, the Garden is laid to lawn with a further paved patio area with timber pergola with climbing Honeysuckle and Wisteria and enclosed within timber fencing, brick walling and attractively stocked with greenery.

This attractive Garden enjoys a south west facing aspect and therefore enjoys sun throughout the afternoon and into the evening.

An excellent example of a most popular style of property in a first class location.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1494 Sq. Feet  
= 138.49 Sq. Metres

