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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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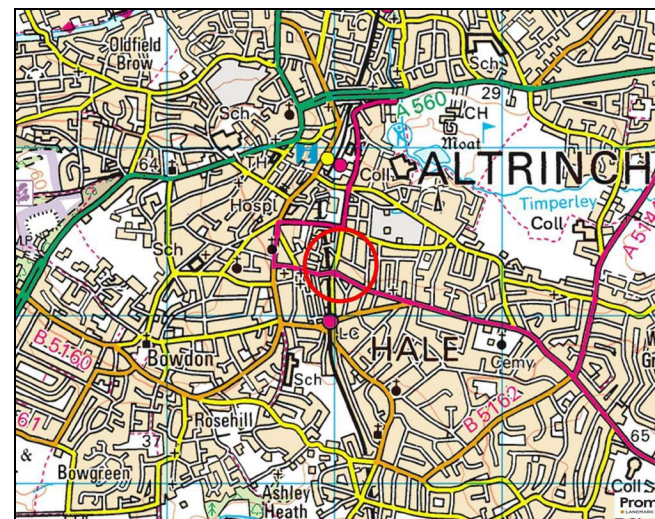
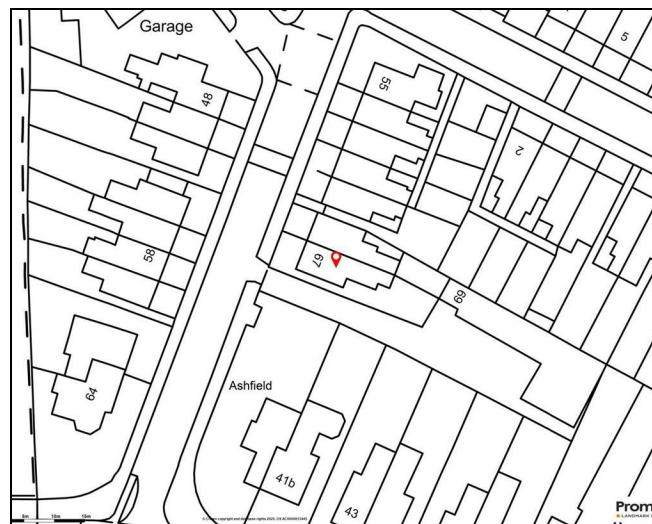
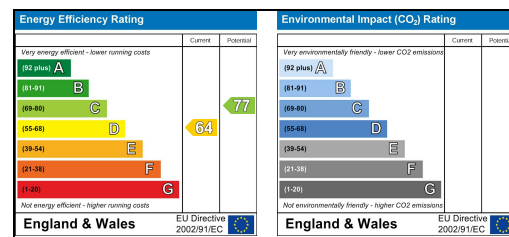


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED, DOUBLE BAY FRONTED, VICTORIAN SEMI DETACHED ARRANGED OVER FOUR FLOORS ON THE POPULAR TREE ROADS WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM CENTRES. 1884sqft.

Entrance Hall. Lounge. Dining Room. Breakfast Kitchen. Four Double Bedrooms. Bathroom. Cellars. Gardens. No Chain!



**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 superbly proportioned double height bay fronted, Victorian Semi Detached property located among the ever popular 'Tree Roads' within walking distance of Hale Village and Altrincham Town Centre and with Stamford Park School and the open space of Stamford Park on the doorstep.

The well presented is almost certainly one of the larger designs of Tree Road properties, arranged over four floors and extending to approximately 1884 sq ft providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Four Bedrooms and a Family Bathroom to the First Floor.

The property benefits from Double Chamber Cellars, which although don't comply with modern building regulations, do nonetheless have plaster boarded walls and are usable as additional occasional space.

Externally, the front of the property is paved and to the rear there is a lawned garden with paved patio area.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Wood panelled and glazed entrance door to Hall with an 8'10" high intricate corniced ceiling with decorative corbels and having a staircase with timber handrail leading to the First Floor. Stripped timber panelled doors give access to the Lounge and Dining Room.

Lounge with an 8'10" high intricate corniced ceiling and having an angled bay to the front with three inset double glazed uPVC frame windows featuring an impressive marble fireplace surround with an inset living flame, coal effect fire.

Dining Room with much natural light via two double glazed uPVC frame windows to the rear and side elevations and paned double doors leading directly into the Breakfast Kitchen. 8'10" high corniced ceiling.

Breakfast Kitchen with two double glazed uPVC frame windows looking towards the Garden Areas with ample space for a large breakfast table and chairs and fitted with a range of cream laminate fronted units with stainless steel finish handles with worktops over that return to a peninsular unit breakfast bar. Integrated stainless steel oven, four ring gas hob and extractor fan. Further built in fridge freezer units. Chrome finish halogen spotlights. Part tiled and wood laminate flooring. Stripped timber panelled door to the Lower Ground Floor Cellars. Paned door with step down to the Rear Hall and Boot Room, with uPVC glazed door and window to the Gardens and with built in bench seat with storage beneath. Further shelved pantry style cupboard.

Staircase to the Lower Ground Floor Cellars, as previously stated having plaster boarded walls and ceilings providing occasional living space.

First Floor Landing with stripped timber panelled doors giving access to Three Bedrooms and the Bathroom and having a further spindle balustrade staircase turning to the Second Floor with double glazed Velux skylight window inset into the high vaulted ceiling.

Principal Bedroom One is a superbly sized Double Bedroom with 9' high intricate corniced ceiling and an angled bay with three inset double glazed uPVC frame windows to the front. Stripped timber panelled doors conceal built in wardrobes. Window seat with storage beneath.

Bedroom Two with two double glazed uPVC frame windows to the rear and side elevations.

Bedroom Three with a double glazed uPVC frame window to the rear.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing; a bath with wall mounted mixer tap fittings, curved shower end with thermostatic and curved glazed shower screen, wash hand basin, extensive tiling to the full height of all walls, chrome finish halogen lighting and an opaque double glazed uPVC frame window to the rear.

A turning staircase from the Landing leads to the Second Floor Landing with a double glazed Velux skylight window inset into the ceiling and with a door to Bedroom Four, located under the eaves of the property with attractive sloping, part restricting ceiling height, a double glazed gable end window and a further double glazed skylight window inset into the sloping ceiling. Access to under eaves storage space.

Externally, the property enjoys a paved Garden frontage. A pathway leads down the side of the property to the Rear Garden. This is a block paved patio and sitting area adjacent to the back of the house, beyond which the Garden is laid to lawn enclosed with brick walling and timber. A gate provides access for neighbouring properties for wheelie bin collection etc.

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- Freehold
- Council Tax Band E

