



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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12 Warwick Road
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www.watersons.net

£1,895,000

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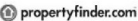


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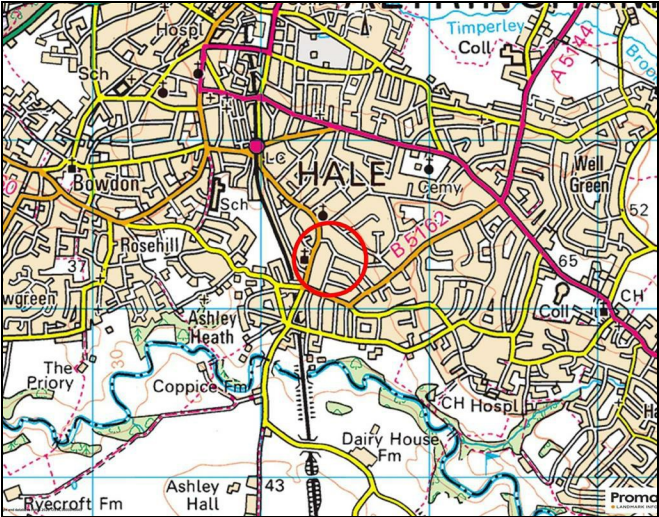
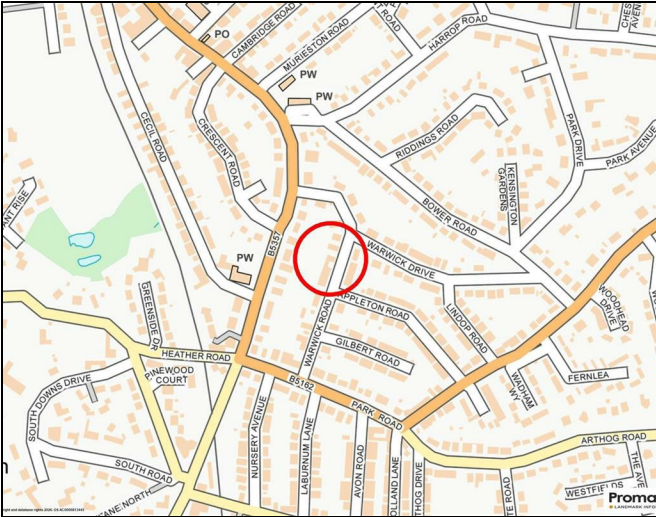
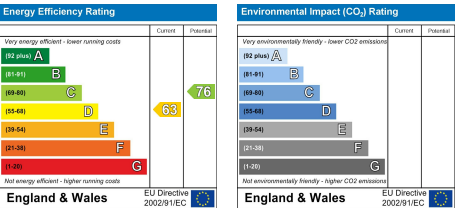


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energy efficiency

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



overview

A SUBSTANTIAL EDWARDIAN DETACHED FAMILY HOME STANDING ON A FANTASTIC 0.23 ACRE PLOT WITH ACCOMMODATION ARRANGED OVER FOUR FLOORS, INCLUDING CELLARS AND GARAGE, DESIRABLY LOCATED WITHIN WALKING DISTANCE OF HALE VILLAGE AND EXCELLENT LOCAL SCHOOLS. 4649Sqft

Porch. Hall. Lounge. Family Room. Living and Dining Room. Open Plan to the Breakfast Kitchen. Lower Ground Floor Recreation Room. Utility/Laundry Room. Wet Room. Six Double Bedrooms. Four Bath/Shower Rooms. Driveway. Large Detached Garage. Superb Gardens.



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.

in detail

A superbly proportioned Edwardian Detached family home with extensive and versatile accommodation arranged over Four Floor extending to approximately 4650 square feet including the Garage and Cellars and superbly located on this most desirable road and within a few minutes walk of Hale Village with its range of fashionable shops, restaurants and bars and within reasonable walking distance of the Altrincham Boys and Girls Grammar Schools.

The accommodation is both extensive and versatile having been extended from its original form and has a wealth of original character features retained to include high intricate cornice ceilings, internal panelled doors and an impressive staircase rising through the floors.

To the Ground Floor are Two superb Reception Rooms arranged off the spacious Hall in addition to a Breakfast Kitchen which is Open Plan to the Living and Dining Room ideal for day-to-day informal living and with folding doors and French doors giving access to and enjoying aspects of the fabulous gardens.

The Lower Ground Floor Cellars have plaster boarded walls and ceilings and provides a Recreation Room which also has direct Garden access, ideal as a teenagers Den or a Games Room. In addition to this level there is a Utility Room, Laundry Room and Shower Room. This Cellar space was created by a previous owner so it is not known if it is compliant with building regulations.

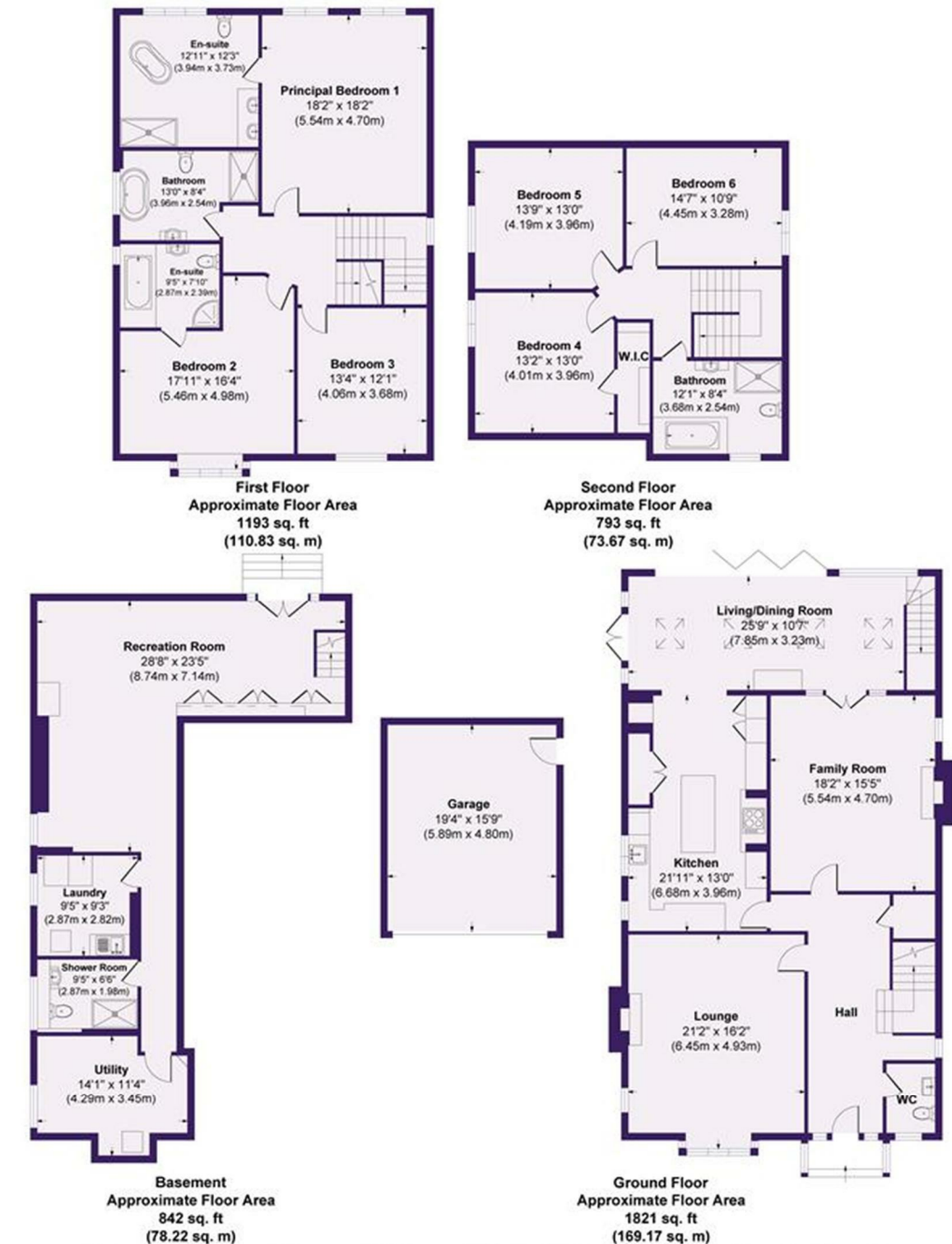
Over the Two Upper Floors, there are Six Double Bedrooms served by Four Bath/Shower Rooms and with En Suite facilities to Principal and Guest Bedrooms.

Externally, the property enjoys a gated Entrance to a block-paved Driveway providing extensive off street Parking and in turn leading to the large Detached Garage.

The Gardens are a fantastic feature, with the plot extending to approximately 0.23 of an acre with raised, decked sitting area returning across the back of the house accessed via the folding doors from the Living and Dining Room and Kitchen. Beyond, the Garden is laid to a large expansive lawn and enclosed within mature bushes and substantial trees within this and neighbouring properties providing a most appealing outlook and excellent screening.

A fantastic family sized home in a first class location.

- Freehold
- Council Tax Band G



Approx. Gross Internal Area 4649 sq. ft / 431.89 sq. meters(Including Garage)
Approx. Gross Internal Area 4342 sq. ft / 403.38 sq. meters(Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning Fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.