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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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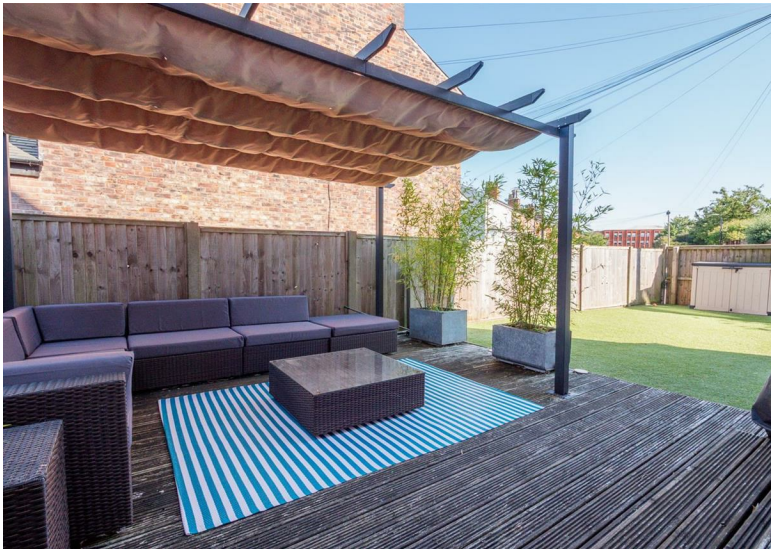
20 Hazel Road
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£800,000

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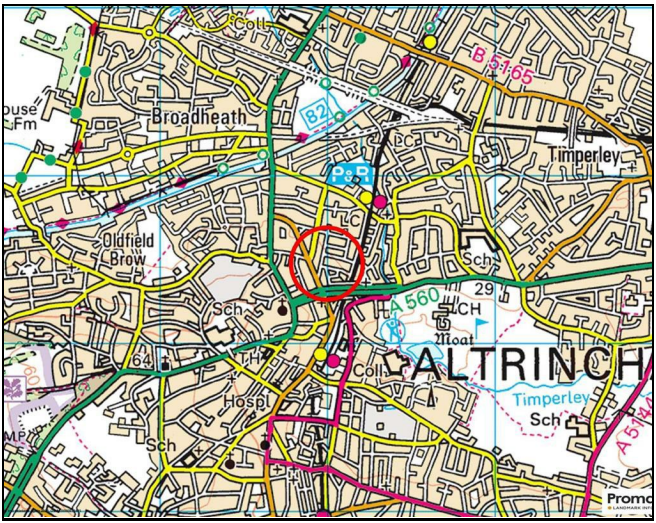
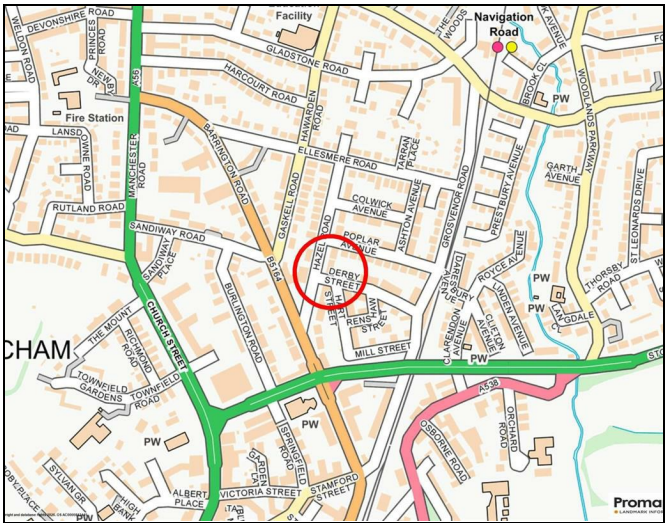
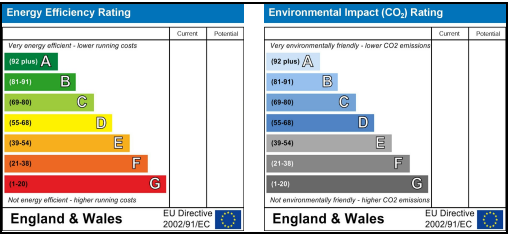
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energy efficiency

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



overview

AN ATTRACTIVE AND SUPERBLY PROPORTIONED PERIOD BAY FRONTED PROPERTY ARRANGED OVER THREE FLOORS, WALKING DISTANCE OF LOCAL SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 2058 SQFT

Enclosed Porch. Entrance Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Utility. Home Office. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens to three sides. 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 most attractive period, bay fronted property located in this popular neighbourhood, walking distance to excellent schools, Navigation Road Metrolink, Altrincham Town Centre, all its amenities and the popular Market Quarter.

The well presented is superbly proportioned property, with the accommodation arranged over three floors and extending to some 2058 square feet, providing an Enclosed Porch, Hall, WC, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Four Double Bedrooms served by Two Bath/Shower Rooms to the First Floor.

To the Lower Ground Floor are the Converted Cellars providing a versatile space, currently utilised as a Utility and Home Office.

Externally, there is a gravel Driveway providing off road Parking and attractive and well maintained Gardens to three sides.

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

Comprising:

Enclosed Porch. Pannelled entrance door featuring stained and leaded glass windows Spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Dado rail surround. Picture rail surround.

Ground Floor WC fitted with a white suite and chrome fittings, providing a wash hand basin with built in storage below and WC. Tiling to the sink area. Opaque window with stained and leaded glass feature to the side elevation.

Lounge with wide bay window featuring stained and leaded glass to the front elevation. Additional window to the side elevation. Cast iron open fire with tiled insert and wood surround. Picture rail surround. Coved ceiling.

Dining Room with windows and door to the rear elevation providing access to the gardens. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, five ring gas hob with extractor fan over, fridge, freezer and dishwasher. Two windows to the side elevation enjoying views over the gardens.

To the Lower Ground floor are the Converted Cellars, which provide a versatile space, currently utilised with a storage area, Utility and Home Office.

Home Office with door providing access to the side elevation. Built in storage cupboard.

Utility Room with space and plumbing for a washing machine and tumble dryer.

Spacious First Floor Landing with access to Four Double Bedrooms served by Two Baths/Shower Rooms, one being En Suite to the Principal Bedroom. Picture rail surround. Coved ceiling.

Principal Bedroom One with window to the rear elevation. Attractive cast iron fireplace feature to the chimney breast. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

This Bedroom is served by an En Suite Shower fitted with an enclosed shower cubicle with electric shower and glazed sliding doors. Tiling to the walls.

Bedroom Two with window to the front elevation. Fireplace feature to the chimney breast. Picture rail surround. Coved ceiling.

Bedroom Three with window to the front elevation. Fireplace feature to the chimney breast. Built in wardrobes providing hanging and storage space.

Bedroom Four with window to the side elevation. Built in storage. Fireplace feature to the chimney breast. Built in storage to one side of the chimney breast recess. Loft access point with pull down ladder to extensive loft space which is half boarded for storage.

Externally, the property is approached via a gravel Driveway accessed via Derby Street. The property enjoys a corner plot with Gardens to three sides. To the front there are well stocked borders with a variety of plants, shrubs and trees.

To the side there is a paved patio area, accessed via the rear hall, enclosed within brick walling and hedging.

To the rear, there is a decked patio area adjacent to the back of the house, accessed via the Dining Room. Beyond, the Garden is laid to AstroTurf and enclosed within timber fencing.

- Freehold
- Council Tax Band D

