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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

4 Hawarden Road

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£875,000

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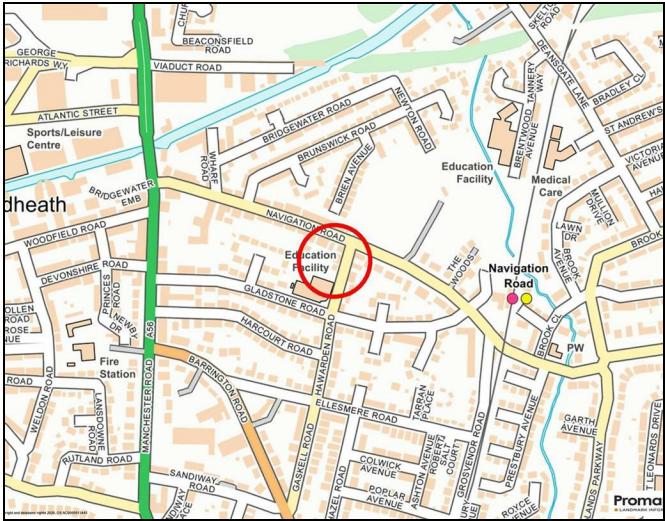
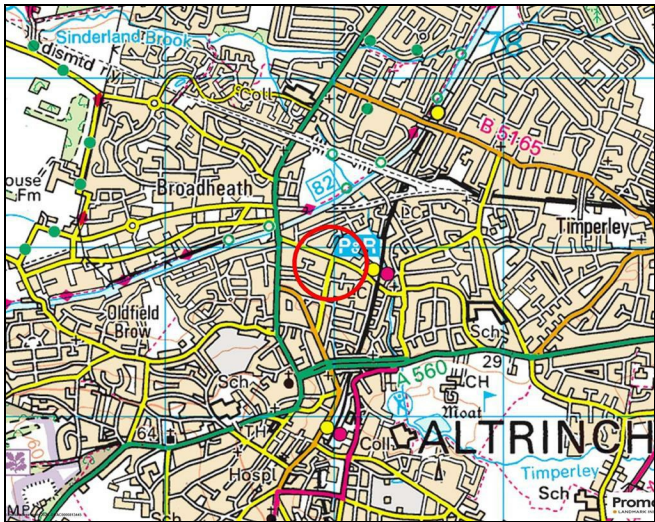
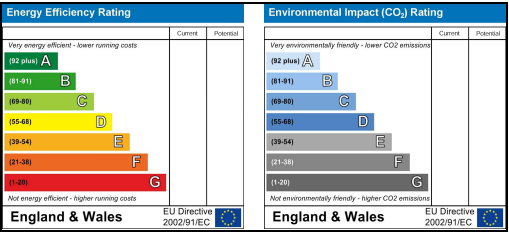
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energy efficiency

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



overview

A SPACIOUS VICTORIAN DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS. IDEALLY LOCATED WITHIN WALKING DISTANCE OF NAVIGATION AND WELLINGTON SCHOOLS, THE METROLINK AND ALTRINCHAM TOWN CENTRE. 2428SQFT

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Utility. Five Double Bedrooms. Two Bathrooms. Parking. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 remarkable and most individual, Victorian, double height, bay fronted Detached family home with extensive accommodation arranged over Three Floors extending to approximately 2400 square feet and superbly located in this desirable part of Altrincham with Navigation Road School literally on the doorstep, Navigation Road Metrolink a few minutes' walk away, and within easy walking distance of Altrincham Town Centre, its facilities and the Metrolink. In addition, the property is also within walking distance of Wellington School.

The property offers fantastic, versatile family accommodation which is much larger than initially meets the eye and has the flexibility of providing potential top floor, self-contained living or working space.

To the Ground Floor off the spacious Hall, there are Two beautifully proportioned Reception Rooms, the Lounge having a bay window to the front and with a door leading through to the Dining Room with a side window.

The Breakfast Kitchen is superbly proportioned with French door and windows giving access to and enjoying aspects of the gardens and is fitted with a range of wood fronted units and with a freestanding, stainless steel Range cooker.

Adjacent to the Breakfast Kitchen is a large Utility Room with freestanding washing machine and dryer. The combi boiler is also housed here, recently installed in 2023.

Off the Breakfast Kitchen is also the Hall, under the stairs, there is the Ground Floor WC.

Over the Two Upper Floors are Five superb Double Bedrooms served by Two Bathrooms, one positioned on each floor and with an additional room currently utilised as a Dressing Room serving the Principal Bedroom.

The Second Floor provides Two of the Five Double Bedrooms and a Bathroom but also has a useful Kitchenette space complete with a gas hob, an extractor-hood, kitchen units, sink and drainer which makes this potentially suitable for a self contained living or working space.

Externally, there is off street Parking, in addition to Residents Permit on street Parking which therefore easily allows people to be able to park two cars right outside the house, one off road and one on the road. The front wall (subject to consent) could be opened up to enhance the parking.

The Garden to the rear has a patio area adjacent to the back of the house and has a long expanse of lawn enclosed with deep maturely stocked borders of shrubs, bushes, trees and plants, enclosed within brick walling to one side and certainly extends further than initially meets the eye.

A superbly sized family home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 2428 Sq. Feet
(Including Roof Void Storage) = 225.6 Sq. Metres

Approx Gross Floor Area = 2323 Sq. Feet
(Excluding Roof Void Storage) = 215.8 Sq. Metres

