



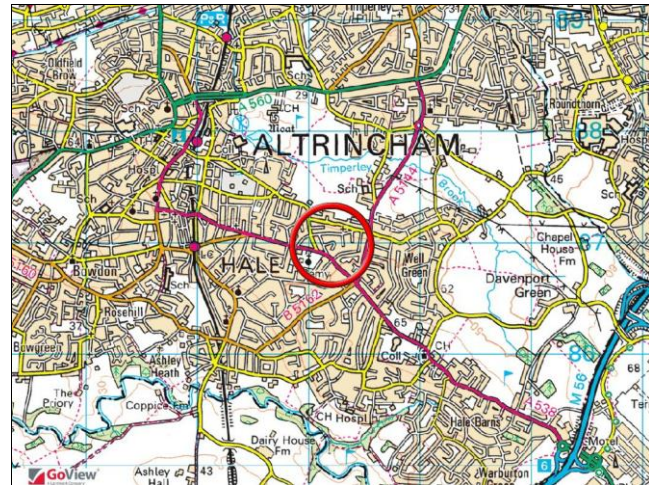
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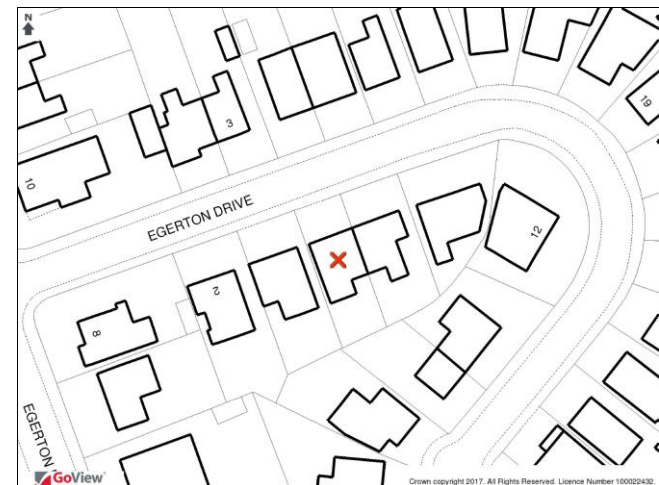
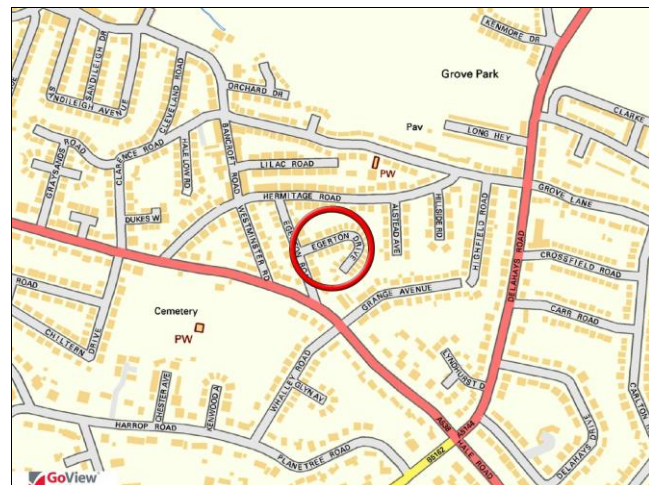


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. Proceed to the end of Victoria Road and turn right onto Hale Road. Continue along Hale Road for some distance, taking a left turn into Egerton Drive and the property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
Energy efficient - lower running costs	B			Environmentally friendly - lower CO2 emissions	B		
Decent energy efficiency - lower running costs	C			Some environmental benefits - lower CO2 emissions	C		
Decent energy efficiency - lower running costs	D			Some environmental benefits - lower CO2 emissions	D		
Decent energy efficiency - lower running costs	E			Some environmental benefits - lower CO2 emissions	E		
Decent energy efficiency - lower running costs	F			Some environmental benefits - lower CO2 emissions	F		
Not energy efficient - higher running costs	G			Not environmentally friendly - higher CO2 emissions	G		
		69	83			64	79

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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.



INDEPENDENT ESTATE AGENTS

6 Egerton Drive Hale, Altrincham, Cheshire, WA15 8EF



A SUPERBLY STYLED BAY FRONTED SEMI DETACHED FAMILY HOME WITH TWO STOREY EXTENSION ON A QUIET CUL-DE-SAC CLOSE TO STAMFORD PARK SCHOOL. 1500sqft.

Hall. WC. Lounge. Live In Dining Kitchen. Four Bedrooms. Two Bath/Showers. Driveway. Gardens.

“ A superb family home in a great location ”

Offers Over: £625,000

in detail



A superbly styled, bay fronted Four Bedroom Semi Detached family home with two storey extension on a quiet cul de sac close to Stamford Park School.

The property offers versatile space and extends to some 1500 sqft comprising of Lounge, Dining Room, Ground Floor WC, Study and Breakfast Kitchen to the Ground Floor and Four Bedrooms served by Two Bathrooms to the First Floor.



The current vendors have updated, improved and extended throughout providing excellent family accommodation with high specification Kitchen and Bathroom fittings.

Externally, there is off road parking and a south east facing Garden to the rear, therefore enjoying a sunny aspect.

Comprising:

Entrance Porch with windows to the front elevation. Tiled floor. Built in shoe cupboard.

Glazed and panelled door leads to the Entrance Hall, with spindle balustrade staircase rising to the First Floor. Doors lead to the Ground Floor Living accommodation. Built in meter cupboard. Wood flooring. Chrome finish halogen lighting.



Ground Floor WC fitted with a modern white suite with chrome fittings. Tiled floor and tiling to the sink area. Chrome finish halogen lighting. Extractor fan. Wall mounted gas central heating boiler concealed within a wall unit. Utility cupboard with space and plumbing for a washing machine.

9'10" x 4'5" Study with UPVC window to the front elevation. Built in desk with storage below.

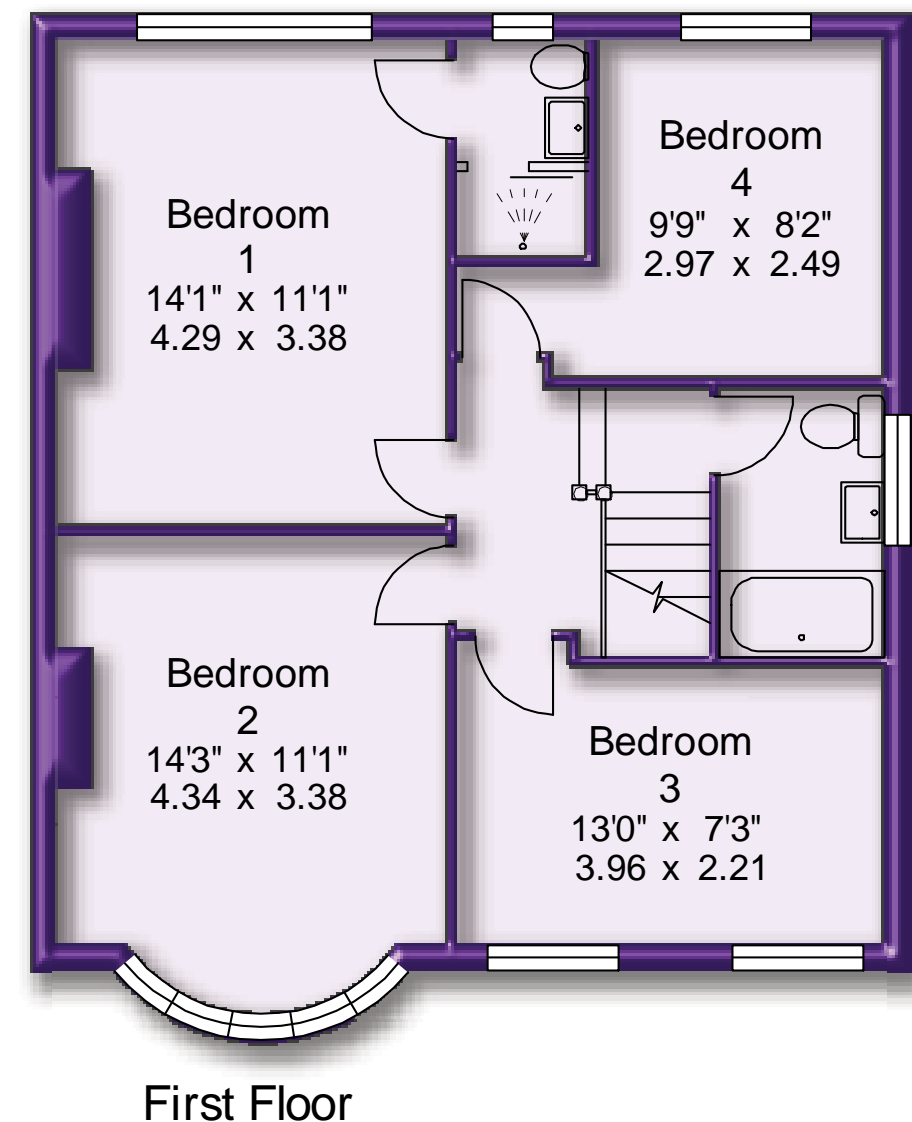
13'9" x 11'9" Lounge with wide bay window to the front elevation. To the chimney breast there is an attractive fireplace feature with tiled hearth and wood surround.

Living Dining Kitchen measuring 24'5" x 18'6" (max) which is a superb and versatile entertaining space. To the Dining area there is a door and windows enjoying views over and providing access to the Gardens. To the chimney breast there is a cast iron fireplace feature and there are built in cupboards to either side of the recess.

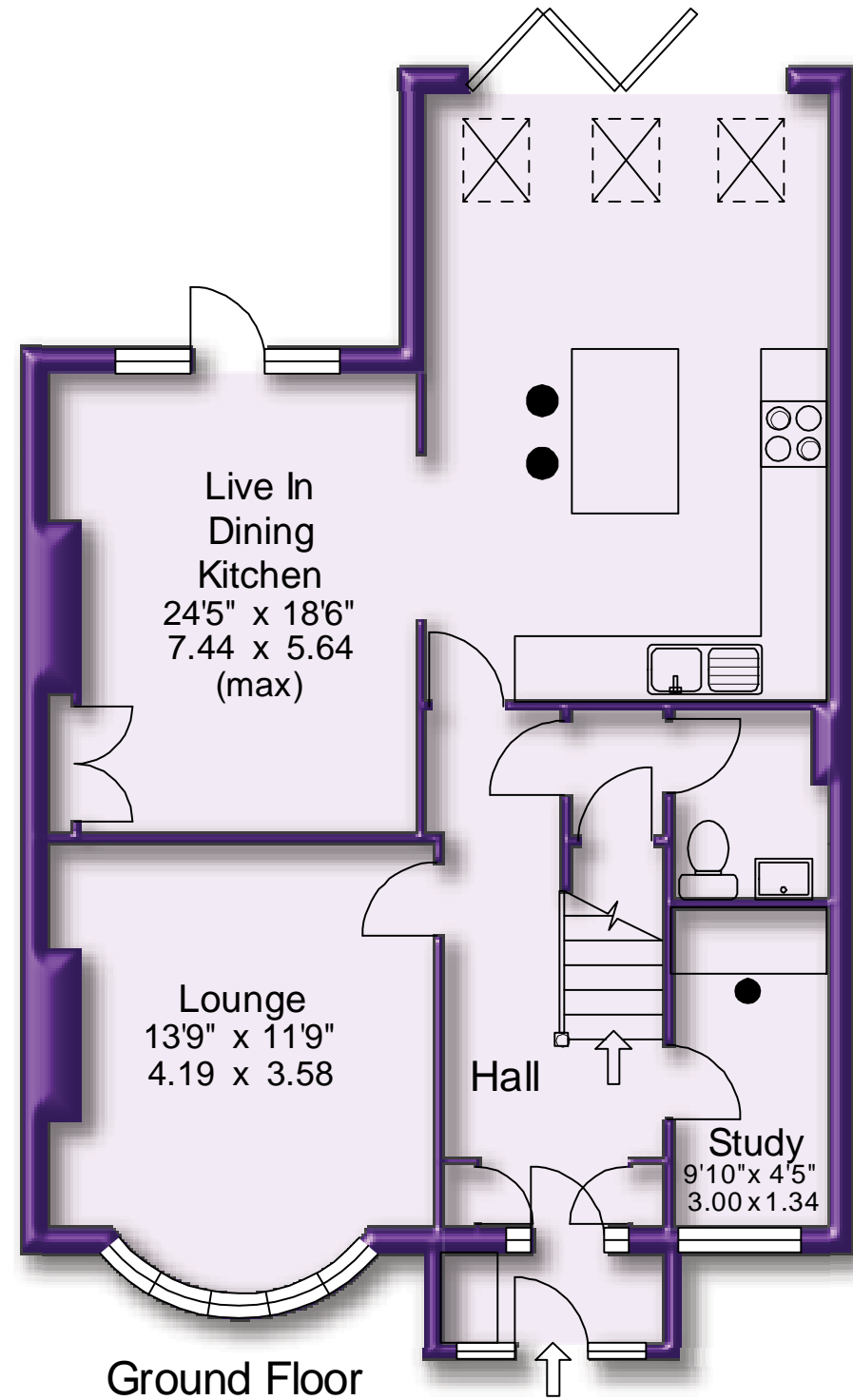


An opening leads through to the Kitchen and Living area, with part vaulted ceiling with three inset Velux windows and tri-folding doors overlooking and providing access to the Gardens. Chrome finish halogen lighting.

The Kitchen area is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over, microwave, oven, fridge, freezer and dishwasher. Chrome finish halogen lighting.



Approx Gross Floor Area = 1384 Sq. Feet
 = 128.29 Sq. Metres



To the First Floor there is access to Four Double Bedrooms and Two Bath/Shower Rooms. Loft access point.

in detail



14'1" x 11'1" Bedroom One with a window enjoying views of the Gardens. This room enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of a double width, walk in wet room style shower with drench shower head, wash hand basin and WC. Extensive tiling to the walls and floor. UPVC window to the rear elevation. Extractor fan.

Bedroom Two is another excellent Double, measuring 14'3" x 11'1" with a wide bay window to the front elevation.



13' x 7'3" Bedroom Three with two UPVC windows to the front elevation.



Bedroom Four measures 9'9" x 8'2" with UPVC window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary suite, comprising of a double ended bath with dual shower attachments over, wash hand basin and WC. UPVC window to the side elevation. Extensive tiling to the walls and floor. Chrome finish halogen lighting. Extractor fan.



There is access to the boarded out Loft via a drop down ladder, providing excellent storage space.

Externally, the property is approached via a paved Driveway offering ample off road Parking and there is a low maintenance Garden frontage with stocked border. To the rear there is a decked patio area adjacent to the back of the house, accessed via the Dining Room and Kitchen areas. Beyond the Garden is mainly laid to lawn with low maintenance borders and is enclosed within timber fencing. The Garden enjoys a South facing aspect and therefore enjoys the afternoon sun.

