



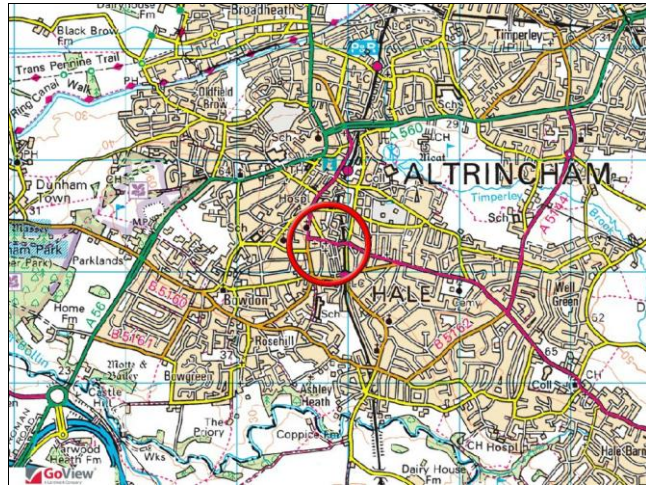
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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings onto Victoria Road. At the end of Victoria Road turn left onto Hale Road and over the bridge. The property will be found on the left hand side.



14 Hale Road Altrincham, Cheshire, WA14 2EW



A STUNNING RENOVATED VICTORIAN END TERRACE WITH PARKING IDEALLY LOCATED EQUIDISTANT TO HALE AND ALTRINCHAM CENTRES. 1844sqft.

Hall. Lounge. Family Room. Study. Dining Kitchen. Utility. WC. Four Double Bedrooms. Two Baths/Showers, Gardens. No Chain

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		87	Very environmentally friendly - lower CO2 emissions	A		84
(91-100)	B			(91-97)	B		
(81-90)	C			(81-90)	C		
(69-80)	D	69		(69-80)	D	61	
(55-68)	E			(55-68)	E		
(41-54)	F			(41-54)	F		
(21-40)	G			(21-40)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			

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.

“ A stunning property ready to move in to ”

Offers Over: £550,000

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 stunning, updated and improved End Terrace property in an ideal location equidistant to both Hale Village with its range of fashionable eateries and bars and Altrincham Town Centre, the Metrolink and the popular Market Quarter.

The property is arranged over Four Floors with comprehensive Converted Cellars and offers versatile accommodation extending to some 1850 square feet providing effectively Four Reception Rooms over the Ground and Lower Ground Floors and Four Double Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.



To the Lower Ground Floor also has both internal and external access and as such could be utilised as a self contained space.

Externally the property benefits from Parking to the Rear and a low maintenance Garden that wraps around the front side and rear.

The property has a fully wirelessly controlled alarm system and electronically wired smoke alarms on all floors.

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

Granite flagged path to entrance door. Entrance Hall with a spindle balustrade staircase rising to the Upper Floors. Wood flooring. LED lighting.

14' x 13'7" (max) Lounge with a UPVC bay window to the front elevation, there is an additional UPVC window to the side elevation. Wood flooring. Coved Ceiling.

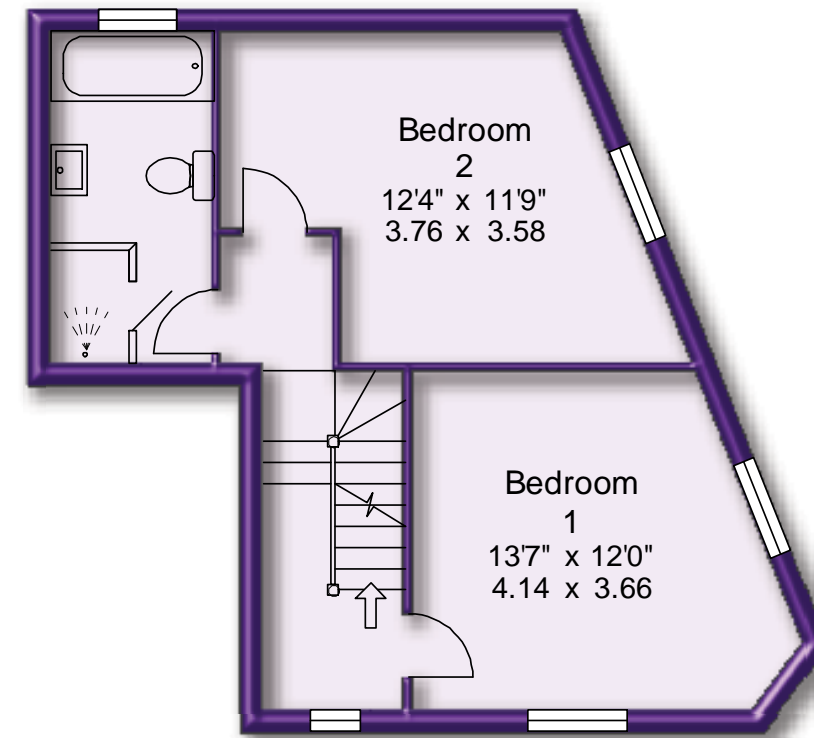
23'2" x 11'10" Dining Kitchen is a superb space with clearly defined Kitchen and Dining Areas. To the Dining Area there is a UPVC bay window to the side elevation and UPVC French doors overlooking and providing access to the rear Gardens.

The Kitchen is fitted with an extensive range of hand painted finish base and eye level units with concealed lighting and granite worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and granite splashbacks. Integrated appliances include a stainless steel Neff pyrolytic 'slide and hide' oven, five ring flexible induction hob and contemporary extractor fan inset into the ceiling, microwave combination oven, fridge, freezer and dishwasher. UPVC to the rear elevation. Halogen lighting. Tiled floor.

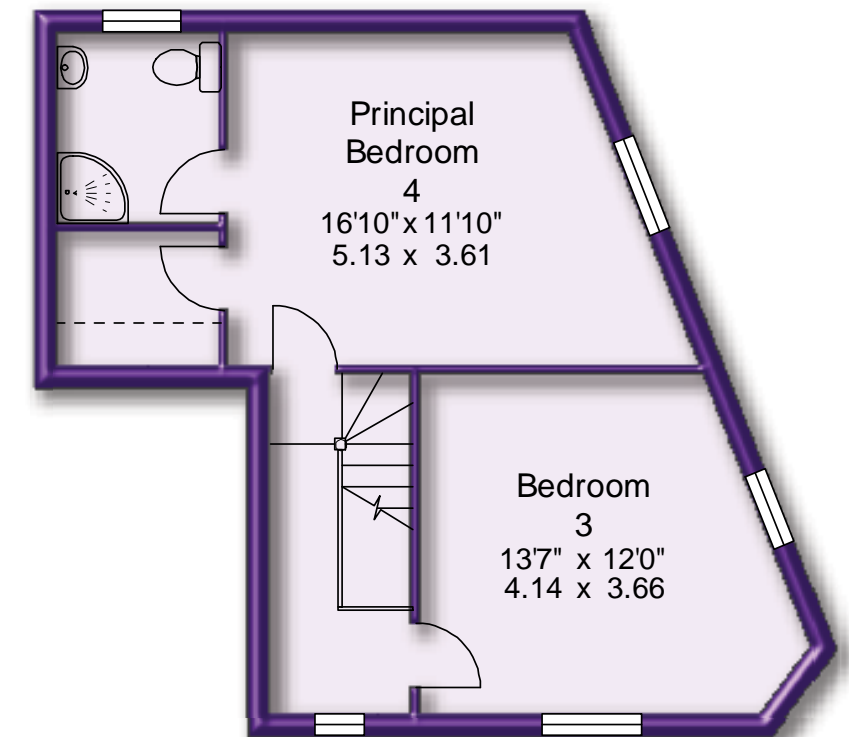
To the Lower Ground Floor there is a Study measuring 13'10" x 13'4" (max) with UPVC window to the front elevation. Halogen lighting. Built in meter cupboard. Wood flooring.

A further Family Room extends to some 15'6" x 10'11" with UPVC window to the rear elevation and UPVC door provides access to the rear Gardens. Wood flooring.

A door provides access to a Lower Ground Floor WC fitted with a modern white suite with chrome fittings, comprising of a wash hand basin with built in storage and WC. Chrome finish heated towel rail. Tiling to the sink area. Opening to the Utility Area with tiled floor and worktop over with ample space for a washing machine and dryer. Doors lead to a storage cupboard with wall mounted gas central heating boiler housed within the units



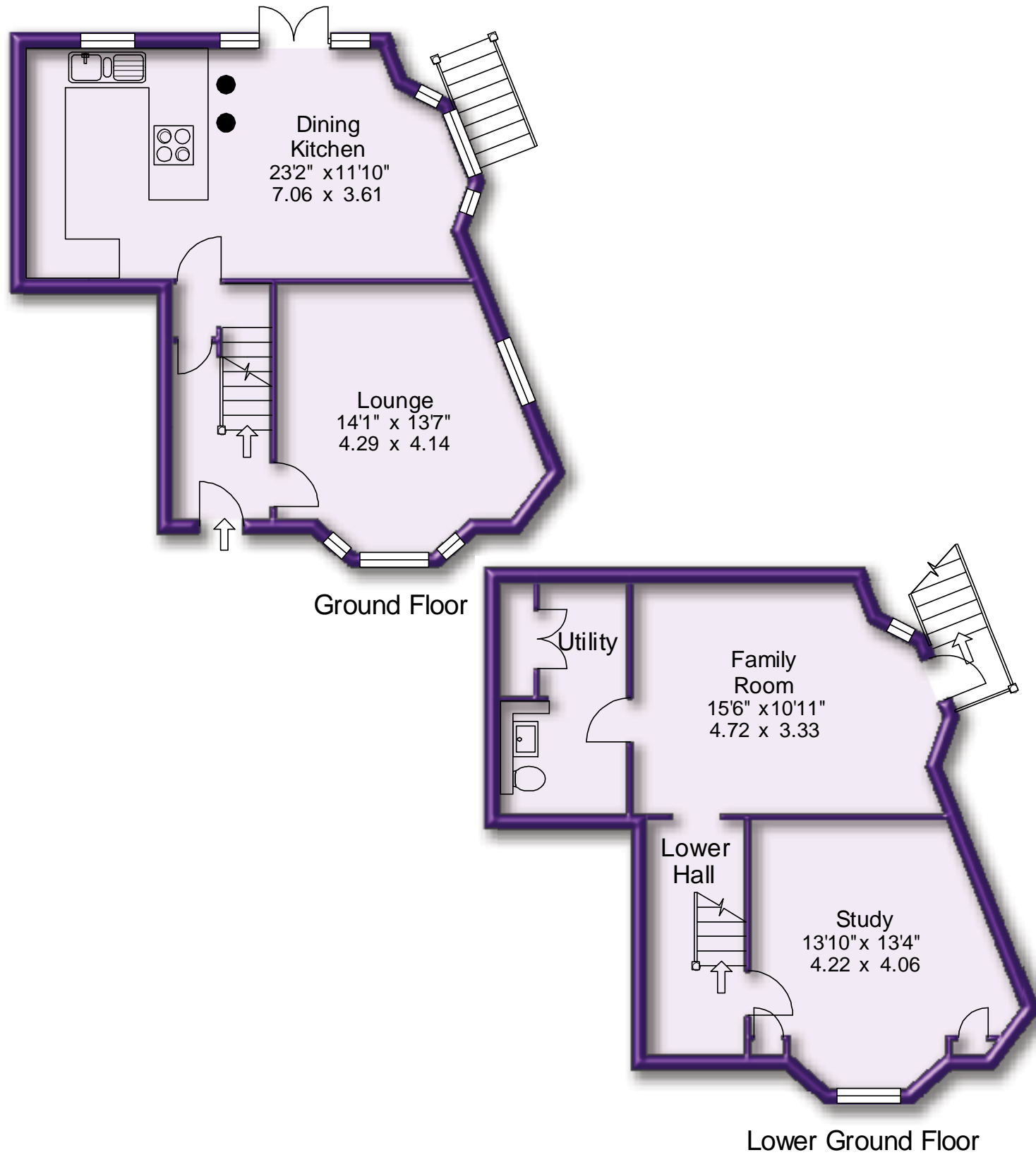
First Floor



Second Floor

in detail

Approx Gross Floor Area = 1844 Sq. Feet
= 170.94 Sq. Metres



First Floor Landing there is access to Two Double Bedrooms and the Family Bathroom. A spindle balustrade staircase rises to the Second Floor. UPVC arched window to the front elevation. Coved ceiling.

in detail



Bedroom One measures 13'7" x 12' (max) with UPVC windows to the front and side elevations. Covered ceiling.

Bedroom Two is another Double Bedroom measuring 12'1"x 11'10" with UPVC window to the side elevation.

The Bedrooms are served by a Family Bathroom fitted with a stunning white suite with chrome fittings, comprising of a double ended bath, enclosed shower cubicle with thermostatic shower with duel shower attachment and glazed door, wash hand basin with built in storage and WC. Tiled floor. Part tiled walls. UPVC window to the side elevation. Chrome finish heated towel rail. Halogen lighting. Extractor fan.



To the Second Floor there are Two further Double Bedrooms, including the Principal Bedroom. Loft access point. UPVC window to the front elevation.

Bedroom Three measures 13'7" x 12' with attractive exposed beams to the ceiling and UPVC windows to the side and rear elevations.



Principal Bedroom Four extends to some 16'10" x 11'10" with attractive exposed beams to the ceiling and UPVC window to the side elevation. There are built in shelves. A door provides access to a walk in wardrobe with built in shelves, drawers and hanging space.

This room further enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of an enclosed shower cubicle, thermostatic shower and glazed sliding door, wash hand basin and WC. Tiled floor. Part tiled walls. UPVC window to the side elevation. Extractor fan. Halogen lighting.



Externally to the rear tri-folding gates from Byrom Street provides off street Parking within the rear garden and patio area from which steps lead down to the Lower Ground Floor.

Externally, the property is approached via a granite flagged pathway and there is a low maintenance Garden laid to gravel and granite flagged path and patio wrapping around the house from the front side and rear. To the rear there is a large granite flagged patio area adjacent to the back of the house which enjoys a South facing therefore sunny aspect.

