



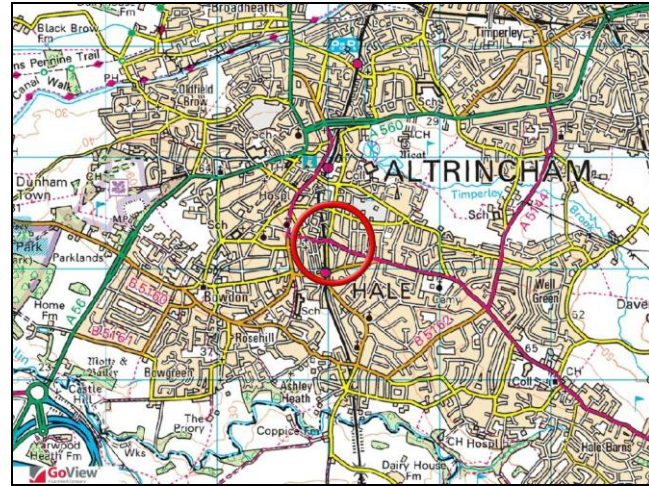
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

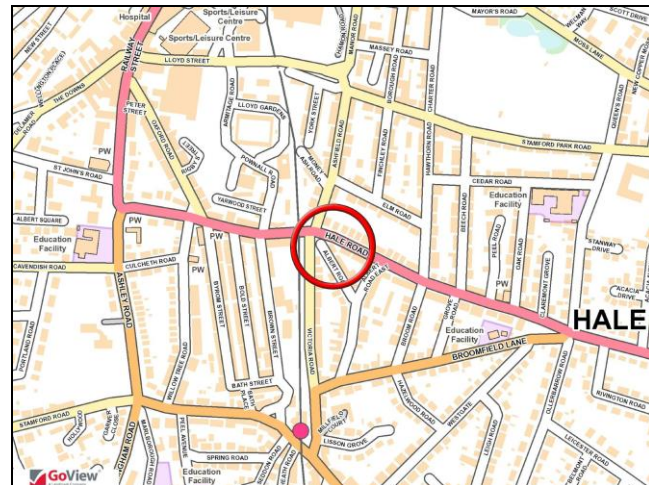


INDEPENDENT ESTATE AGENTS

location

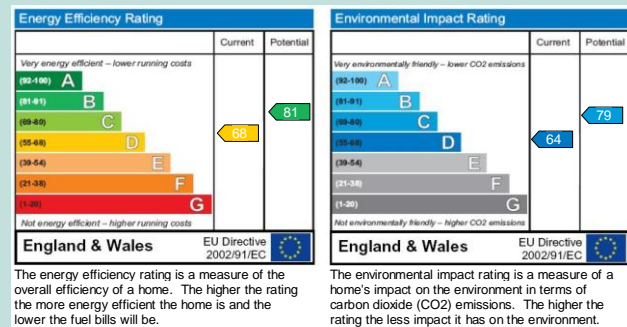


From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station turning right just before the Crossings into Victoria Road. Take the first right turning into Broomfield Lane and the first left turning into Albert Road. Follow the road to the left and the property will be found at the end of the road 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).



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

42 Albert Road Hale, Altrincham, Cheshire, WA15 9AJ



A MUST SEE SPACIOUS, MODERN THREE STOREY FAMILY HOME ENJOYING AN ENVIABLE LOCATION ON DESIRABLE ROAD IDEAL FOR HALE AND ALTRINCHAM. 1721sqft.

Hall. WC. Lounge. Open Family Room/Dining Kitchen. Utility. Five Bedrooms. Two Bath/Showers. Driveway. Gardens.

“ A stylishly presented family home which must be seen to appreciate the space on offer ”

£585,000

in detail



A must-see spacious and modern three storey family home in a row of three similar properties, enjoying an enviable location on a very popular road, ideally positioned for excellent local schools and within a few minutes walk of both Hale Village and Altrincham Town Centre.



The impressive property is the largest of the three, having been greatly improved by being extended to offer Five excellent Double Bedrooms and generous ground floor living space, ideal for family living. Overall the property extends to some 1721 sq ft comprising of a Hall, WC, Lounge, open plan Family Room and Dining Kitchen in addition to a Utility Room to the ground floor, with the benefit of gas fired central heating and double glazing throughout.

Externally a driveway provides off road parking for two cars. The property enjoys a corner plot with well stocked gardens to both the side and rear elevations, accessed via the Lounge and Family Room.

Comprising:

Canopied Porch. Panelled door leading to a wide and welcoming Entrance Hall with spindle balustrade staircase rising to the upper floors. Access to useful under stairs storage. Doors provide access to the ground floor accommodation. Wood flooring. Chrome finish halogen lighting.

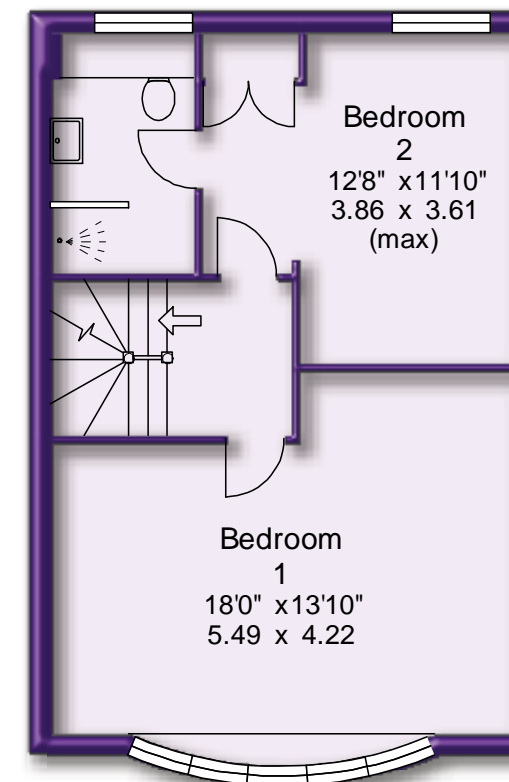
Ground Floor WC fitted with a modern white suite with chrome fittings, providing a wash hand basin and WC. Tiling to the sink and WC areas. UPVC window to the front elevation. Coved ceiling. Wood flooring.

17'6" x 12' Superb lounge with UPVC window to the front elevation and French doors with windows flanking overlooking and providing access to the gardens. To the chimney breast there is a contemporary glass fronted gas fireplace with built in shelving and cupboards to either side of the recess. Coved ceiling. Loft access point.

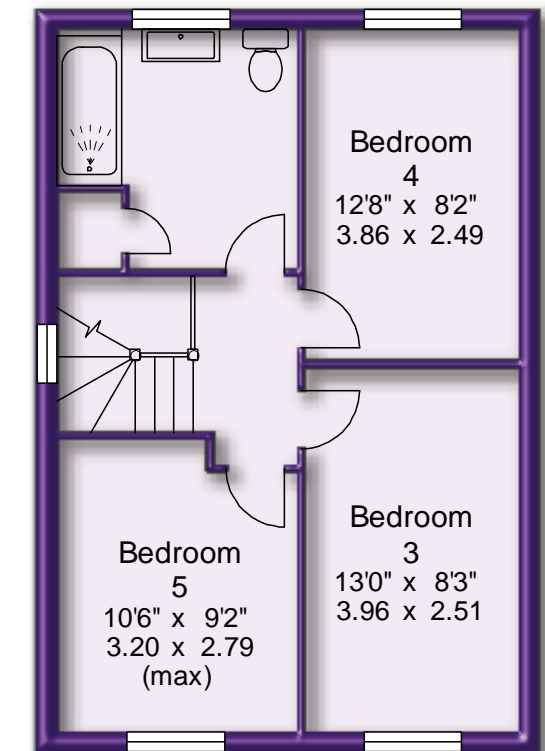
27' x 17'6" (max) L shaped open plan Dining Kitchen and Family Room. The Family Room measures 9'2" x 8'10" with UPVC window to the rear elevation and a door providing access to the same. Decorative radiator cover. Wood flooring.

To the Dining Kitchen there is a UPVC window to the front elevation and a further window to the rear elevation enjoying views over the gardens. The Kitchen is fitted with an extensive range of base and eye level units with solid surface worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated Neff appliances include a stainless steel oven, stainless steel microwave oven, five ring gas hob with extractor fan over and a dishwasher. There is space and plumbing for a fridge freezer and ample space for a dining table and chairs.

To the first floor landing there is access to Two large double Bedrooms, one of which enjoys an En Suite Shower Room. The front bedroom could alternatively be used as a second, first floor Sitting Room.

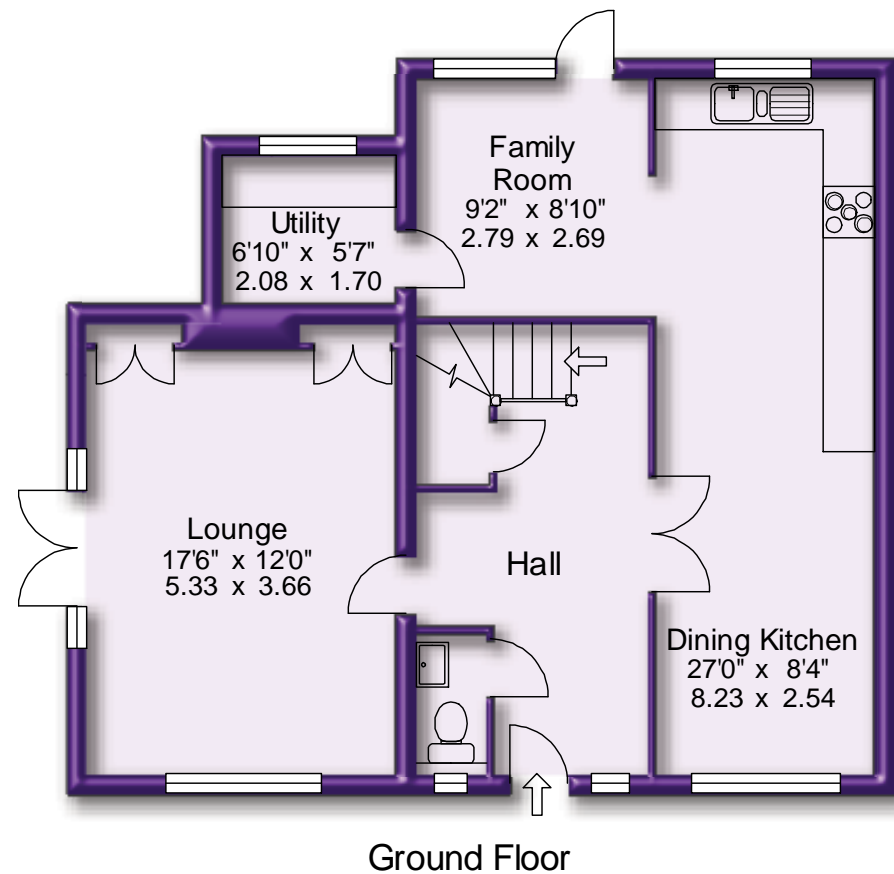


First Floor



Second Floor

Approx Gross Floor Area = 1721 Sq. Feet
= 159.53 Sq. Metres



Bedroom One/Sitting Room is an excellent sized room extending to some 18' x 11' with wide UPVC window to the front elevation. There are built in wardrobes providing ample hanging and storage space.



Bedroom Two is another generous double bedroom, extending to some 11'10" x 12'8" with UPVC window to the rear elevation. Built in double wardrobe.

This room enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, providing a walk in Wet Room style shower with thermostatic shower and glazed screen, wash hand basin with built in storage and WC. Tiling to the walls and floor. Chrome finish heated towel rail. Underfloor heating. UPVC window to the front elevation.

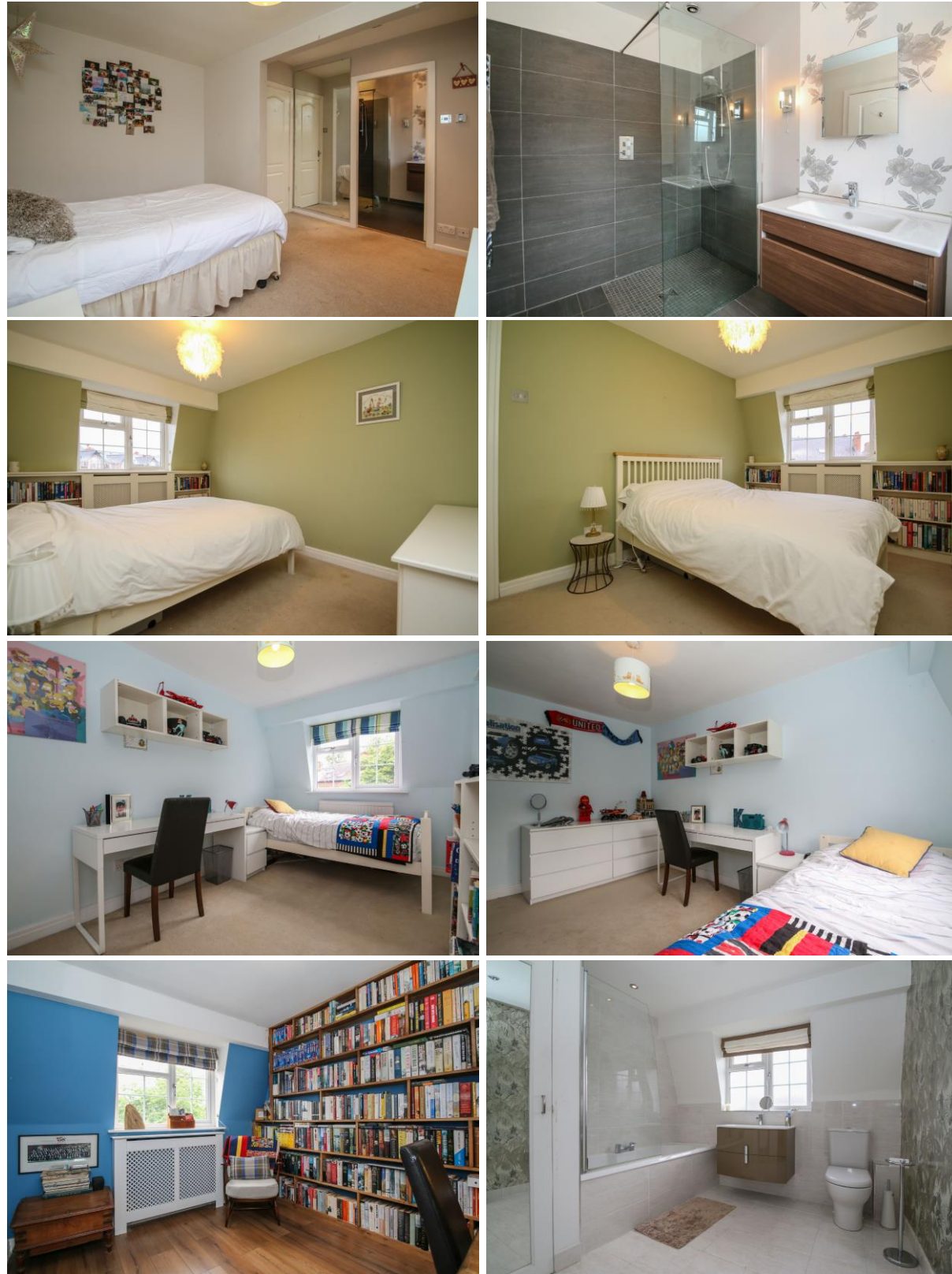
To the second floor landing there is access to Three Bedrooms and a Family Bathroom. UPVC window to the side elevation. Loft access point.

Bedroom Three extends to some 13' x 8'3" and is a well proportioned room with UPVC window to the front elevation.

12'8" x 8'2" Bedroom Four is another double room with UPVC window to the front elevation. Decorative radiator cover with built in shelving either side.

Bedroom Five is currently used as a Study but is a good sized room measuring 10'6" x 9'2" with UPVC window to the front elevation. Decorative radiator cover. Built in bookshelf.

in detail



The Bedrooms are served by a generous family Bathroom fitted with a modern white suite with chrome fittings, comprising of a double ended bath with thermostatic shower over, wash hand basin with storage below and WC. UPVC window to the front elevation. Tiling to the walls and floor. Chrome finish halogen lighting. Chrome finish heated towel rail. Built in cupboard.

Externally, the property is approached via a driveway providing off road parking for two cars.

The property enjoys a corner plot with well proportioned gardens to the side and rear elevations, the larger side garden not being overlooked, and enjoying a sunny aspect. To the side there is a decked area, accessed via the French doors from the Lounge and beyond there is a raised garden area with well stocked borders and is enclosed within timber fencing and hedging.

To the rear there is a further decked area accessed via the door from the Family Area with well stocked border with a variety of plants, shrubs and trees enclosed within timber fencing.

Information regarding the residents parking scheme can be found at www.trafford.gov.uk/residents/transport-and-streets/roads-highways-and-pavements.

