



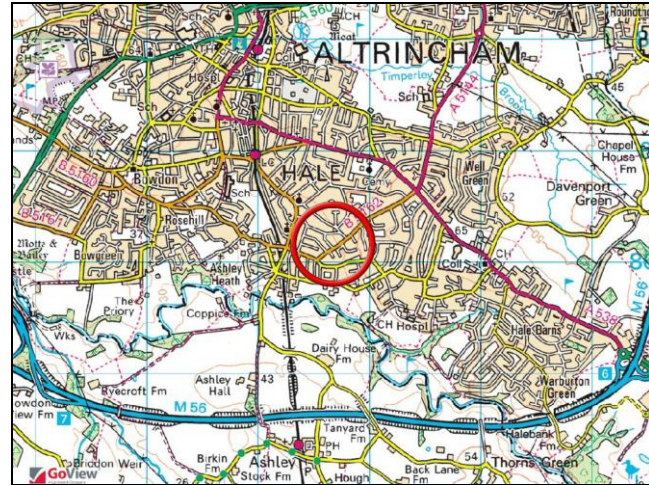
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale office proceed along Ashley Road in the direction of St Peter's Church taking a third left turning into Warwick Road. Take the first left turning Warwick Drive and proceed for a short distance before turning right into Lindop Road. The property will be found after the bend on the left 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		
(91-100)	B			(92-100)	B		
(81-90)	C			(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E	49	62	(55-68)	E	42	52
(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				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 the 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.

# 6 Lindop Road Hale, Altrincham, Cheshire, WA15 9DZ



**A MOST ATTRACTIVE FOUR STOREY PERIOD SEMI DETACHED FAMILY HOME WITH A FABULOUS GARDEN AND IDEALLY LOCATED FOR THE VILLAGE. 3180 sqft.**

Hall. Three Receptions. Kitchen. Five Bedrooms. Three Bath/Showers. Good Cellars. Driveway. Lovely Gardens.

*“ A beautiful home in a great location ”*

**£950,000**

# in detail



An impressive Semi Detached family home with attractive part rendered and part black and white timbered elevations, superbly located on this desirable road, within walking distance of Hale Village with its range of schools, train station, shops, bars and eateries.

The well proportioned accommodation is arranged over Four Floors and extends to some 3180 sq ft and comprises of a hall, three reception rooms, kitchen and shower room to the ground floor and there are five bedrooms over the two upper floors served by two bath/shower Rooms.



In particular, on the second floor is the superb principal suite enjoying a master bedroom, dressing room and full bathroom.

There are a wealth of original features retained to include; intricate stained glass windows, impressive fireplace features, high corniced ceilings and internal panelled doors and moulded and carved architraves.

Externally, there is a shared driveway returning in front of the detached single garage and to the rear are really delightful gardens being much larger than average.

Comprising:

Canopied porch with panelled and stained leaded glass front door leading to a spacious hall, with further stained glass window to the front elevation. A spindle balustrade staircase rises to the upper floors. Doors lead to the ground floor living accommodation and cloak room. A door provides access to the Lower Ground Floor.

Ground floor cloak room/shower room fitted with a white suite with chrome fittings, comprising of an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Window to the side elevation. Coved ceiling. Tiled floor. Tiling to shower and sink areas.

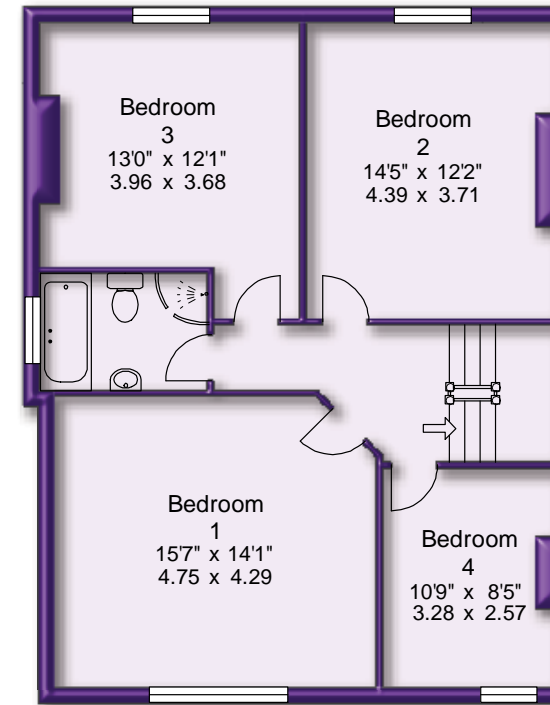
17'9" x 15'7" (max) Lounge, which is a superb size reception room with a bay window to the front elevation with stained and leaded glass windows. There is an impressive gas living flame coal effect, cast iron fireplace feature with granite hearth. Picture rail surround. Dado rail surround. Coved ceiling.

14'4" x 12'1" Dining Room with a cast iron fireplace feature to the chimney breast. Picture rail surround. Coved ceiling.

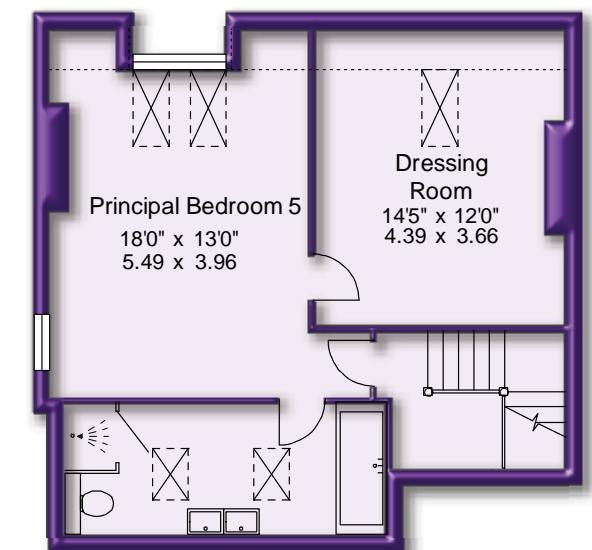
Double doors lead to the kitchen and an opening leads to the family room, with vaulted ceiling with inset Velux window and additional window and a door to the side elevation. There is a bay with stained and leaded glass windows with double doors overlooking and providing access to the delightful gardens to the rear. Built in window seat.

12'1" x 11'5" Kitchen fitted with an extensive range of base and eye level units with concealed lighting and with 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 splashback. Integrated appliances include a stainless steel double oven, five ring gas hob and extractor fan over, fridge, freezer and dishwasher. A window overlooks the rear elevation.

Off the first floor landing there is access to four bedrooms and a family bathroom. A staircase rises to the second floor. Coved ceiling. Dado rail surround.



First Floor



Second Floor

Approx Gross Floor Area = 3180 Sq. Feet  
= 294.78 Sq. Metres



Bedroom One extends to some 15'7" x 14'1" with a double glazed stained and leaded glass window to the front elevation. Picture rail surround. Coved ceiling.



# in detail



Bedroom Two measures 14'5" x 12'2" which is another well proportioned double bedroom with window enjoying views over the gardens. Picture rail surround.

Bedroom Three measures 13' x 12'1" is a further double bedroom with a window to the rear elevation enjoying views over the gardens.

Bedroom Four measures 10'9" x 8'5" and is a good size single bedroom with stained and leaded glass window to the front elevation. Picture rail surround.

The Bedrooms are served by a fully tiled family bathroom fitted with a modern white suite with chrome fittings, comprising of a double ended bath with shower attachment, corner shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Underfloor heating. Window to the side elevation. Chrome finish halogen lighting. Chrome finish heated towel rail.



To the second floor there is principal bedroom five which extends to some 18' x 13' with sloping yet not restrictive ceilings, with window to the side elevation and Velux roof windows to the rear elevation. Chrome finish halogen lighting. Stripped and painted floorboards.

This room enjoys a spacious dressing room measuring 14'5" x 12' with inset Velux window. Halogen lighting. Stripped and stained floorboards.

The bedroom is served by a fully tiled bathroom fitted with a modern white suite with chrome fittings, comprising of a double ended bath, walk in wet room style shower with glazed door with thermostatic shower, 'his and her' sinks and WC. Underfloor heating. Two inset Velux windows. Chrome finish halogen lighting. Chrome finish heated towel rail.



## Lower Ground Floor - 3 Chambers

Chamber one measures 14'2" x 12'0" and could be used for a variety of purposes, e.g. a playroom, media room, extra storage etc.

Chamber two. Utility room measures 11'8" x 11'5" with window and door to the rear elevation and stairs providing access to the Gardens. There are base level units with worktops over, inset into which is a stainless steel sink with mixer tap over. There is space and plumbing for a washing machine and dryer. Wall mounted gas central heating condenser boiler. Megaflo pressurised water system is located within a cupboard. Chrome finish halogen lighting.

Chamber three. Store room.

Externally, there is a shared Driveway which returns down the side of the property and returns in front of the Detached Single Garage. To the front, there is a well maintained garden with well stocked borders with a variety of plants, shrubs and trees.

To the rear is a paved patio area adjacent to the back of the house. Beyond the delightful garden is mainly laid to lawn and extends to some 90ft with well stocked borders with a variety of plants and trees. The garden is enclosed within timber fencing.

