



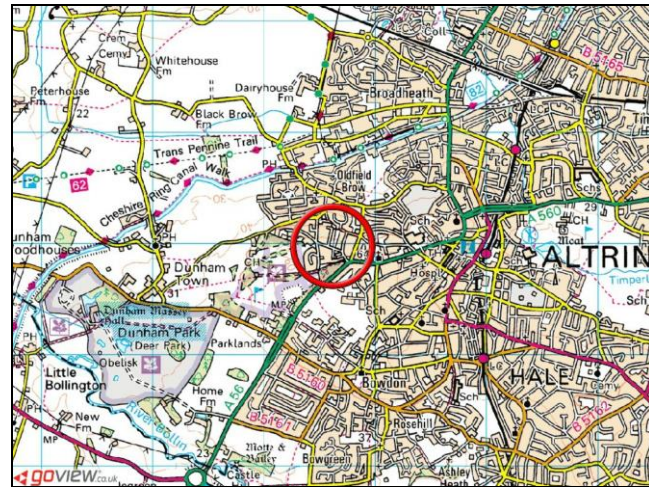
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

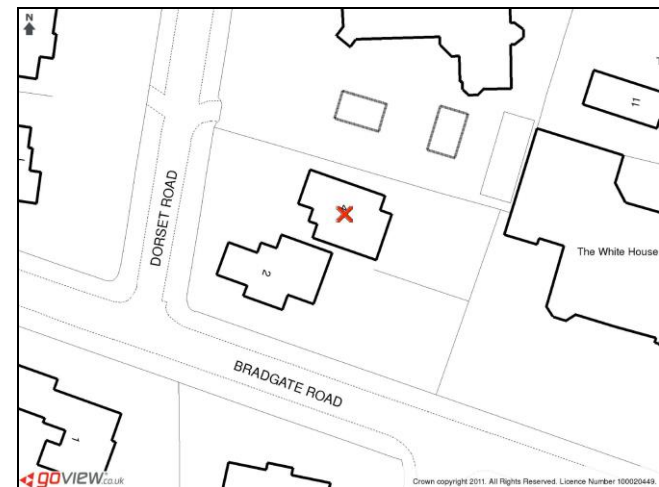
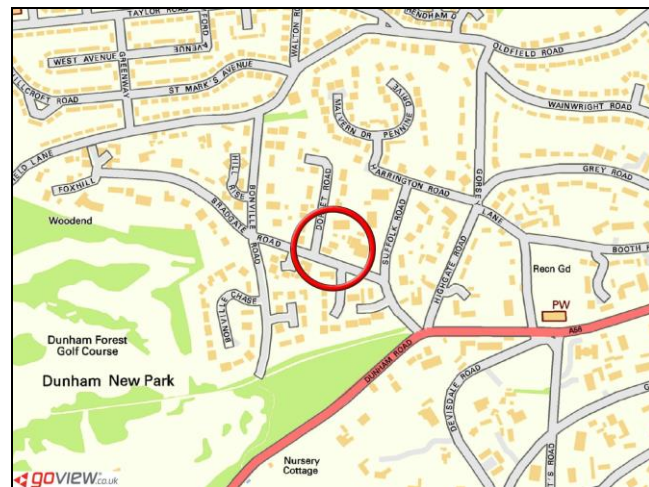


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right at the lights into the continuation of Ashley Road. Take the first left turning into Cavendish Road. Proceed past Altrincham Girls Grammar School and take the next right turning into St Margarets Road. At the end of St Margarets Road turn left onto the main A56 Dunham Road and take the third right turning into Suffolk Road. Take the second left into Bradgate Road, then take the first right into Dorset Road, where the property will be found on the right hand side, on the corner of Bradgate Road and Dorset Road.



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		
(92-100)	B			(92-100)	B		
(81-91)	C			(81-91)	C		
(69-80)	D			(69-80)	D		
(55-68)	E			(55-68)	E		
(39-54)	F	43	68	(39-54)	F	38	62
(21-38)	G			(21-38)	G		
(1-20)				(1-20)			
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 a home's overall efficiency. 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

4 Dorset Road Altrincham, Cheshire, WA14 4QN



A GREAT OPPORTUNITY TO COMPLETE THE RENOVATION OF THIS DETACHED FAMILY HOME WITH P/P TO EXTEND OR JUST FINISH OFF AS IS. 2466sqft.

Porch. WC. Two/Three Receptions. 400sqft Live In Dining Kitchen. Utility. Four Bedrooms. Three Baths/Showers. Driveway. Gardens. Garden Office.

“ A fantastic opportunity ”

Offers Over: £825,000

in detail



An unexpected work relocation results in this appealing modern Detached family home being offered for sale part way through a comprehensive programme of modernisation, extension and improvement. As such during the period of our clients ownership they have substantially extended and remodelled the Ground Floor of the property, but also have planning permission for a First Floor extension greatly enhancing the living space.



The Kitchen has been comprehensively remodelled and refitted to a stylish contemporary theme but both the Bathrooms require refitting. As such it provides a fabulous opportunity for the purchaser to move into the property as is, but to complete the programme of improvements significantly enhancing value.

Full drawings of the proposed planning permission are available on request, in addition to a quotation for levelling and relaying the Drive and providing new decking and a retaining wall to the patio areas to the rear. If the square footage is increased to the planning consents the property will have an estimated end value of circa £1,000,000.

As it stands the property provides family living accommodation to approximately 2500 sq ft with planning permission increasing the size to 3200 sq ft. The existing accommodation provides a spacious Reception Hall, Two further Reception Rooms and a fabulous 400 sq ft Live In Dining Kitchen with bi-fold doors onto the Garden. There is a Utility Room and Ground Floor Shower Room. Whilst to the First Floor are Four excellent Double Bedrooms served by Two Bathrooms.

The property is located in this desirable part of Altrincham, just off Bradgate Road with walks towards Dunham Park literally on the doorstep and within easy reach of Altrincham Town Centre, its facilities, the Metrolink, the popular Market Quarter and in walking distance from Dunham Massey golf club.

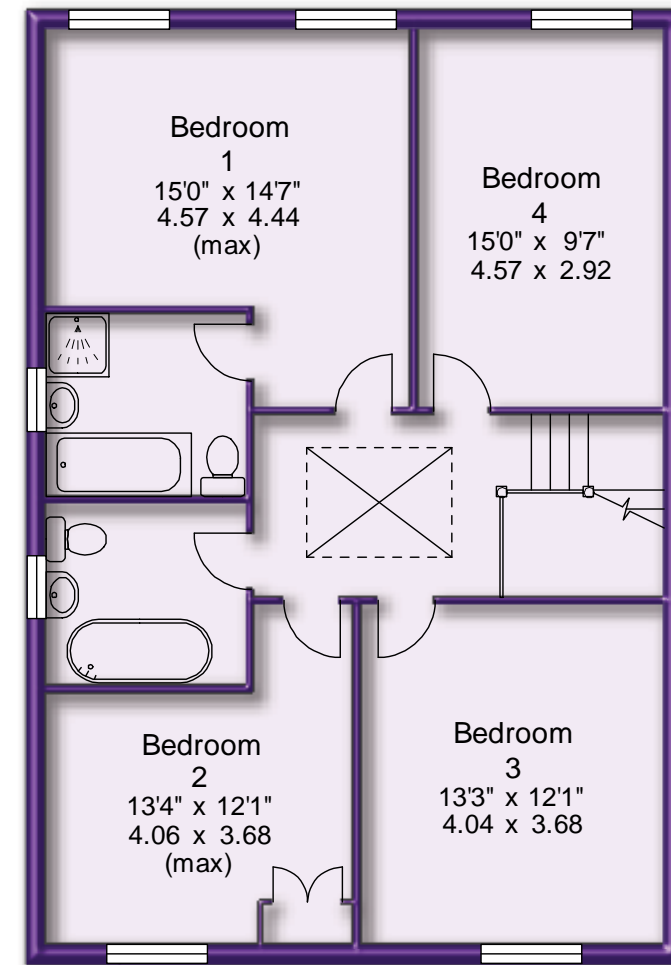
Comprising:

Covered Porch. Enclosed Entrance Porch with double doors through to the Reception Hall, originally designed as a Dining Hall and with natural wood flooring. Window to the front. Spindle balustrade staircase to the First Floor.

Cloak Room with extensive coat cupboards.

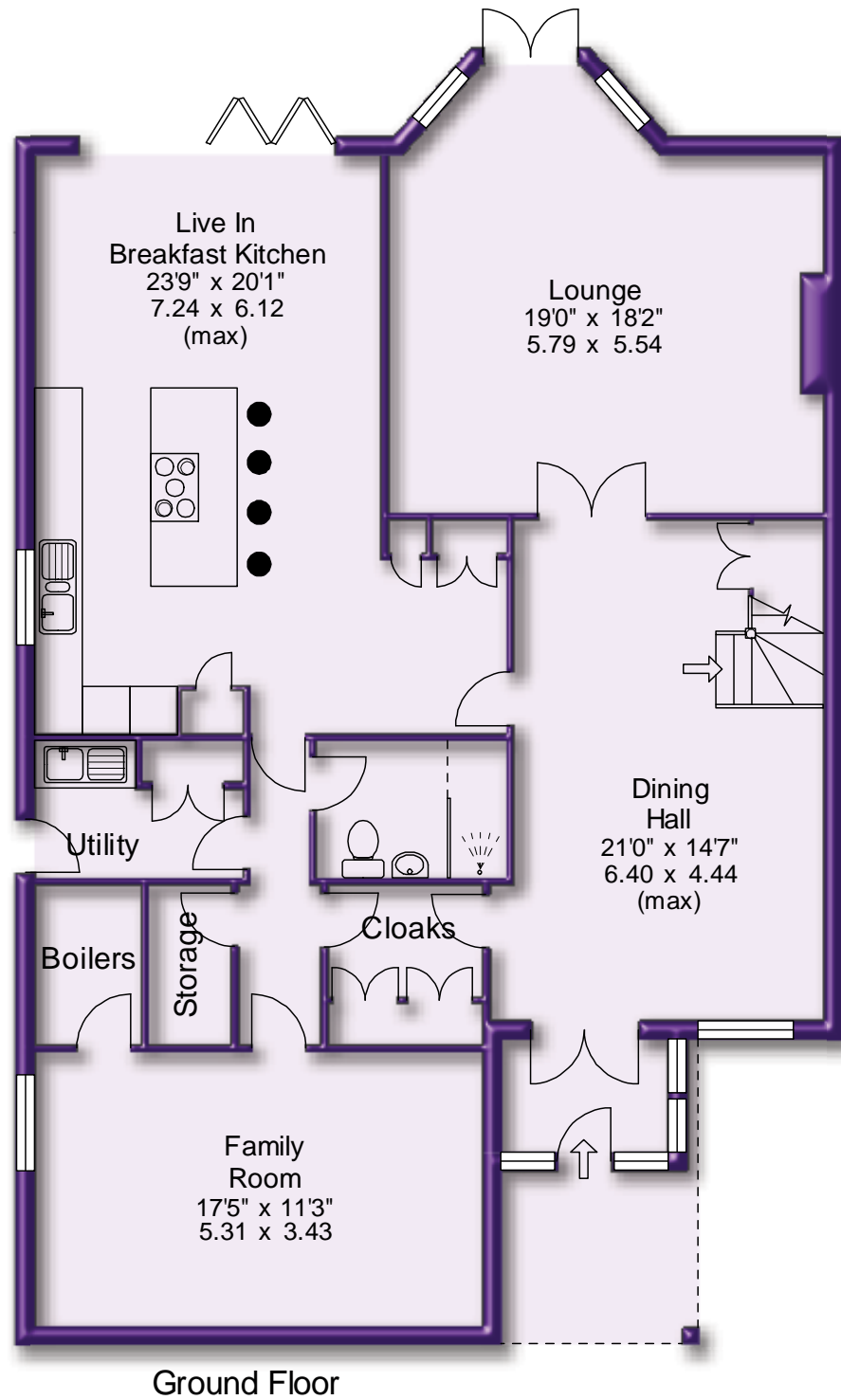
Spacious Lounge with wide full height bay window and French doors overlooking and giving access to the Gardens and featuring a contemporary glass enclosed living flame fireplace. LED lighting.

400 sq ft Dining Kitchen featuring bi-fold doors giving access to and enjoying aspects of the Gardens. Tiled flooring throughout. Extensive LED lighting. The Kitchen is fitted with an extensive range of traditional style units with silestone worktops over, arranged around a central island unit incorporating a breakfast bar with integrated Neff appliances to include, double ovens, combination microwave oven, bosch five ring gas hob with extractor fan over, integrated dishwasher, drinks fridge and Quooker boiling hot water tap.



First Floor

Approx Gross Floor Area = 2466 Sq. Feet
= 229.0 Sq. Metres



Inner Hall with storage space off leading to the:

Family Room/Playroom, formally the garage and with planning consent to include the installation of a window to the front replacing the garage door. Boiler Room off.



in detail

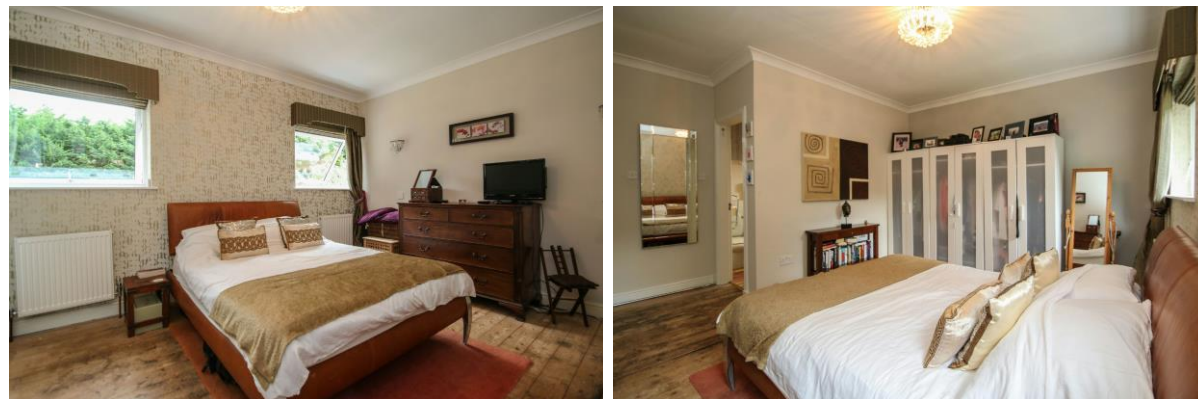
Utility Room with sink unit and plumbing for a washing machine.

Well appointed Ground Floor Shower Room with open shower area with thermostatic shower and drench shower head, wash hand basin and WC. Extensive tiling to the walls and floor.

First Floor Landing with natural light via a large skylight window feature. Four Double Bedrooms.



The Principal Bedroom positioned to the rear with En Suite Bathroom with original suite and separate shower cubicle.



Bedroom Two to the front. Built in wardrobe



Bedroom Three to the front. Bedroom Four to the rear.

The Bedrooms are served by a Family Bathroom with a free standing tub bath but otherwise requiring refitting.

Externally the property is approached via a block paved Driveway shared with the immediate adjacent property and returns providing Parking over to the front.

In addition to the vendors having a quote for levelling and relaying the Driveway they have also obtained costing for removing the substantial tree stumps within the raised front Garden area, excavating this whole area and providing self contained Parking access, thus removing the need for the shared drive with the neighbouring property.



There is a wide access down the side of the property which returns to the rear Garden with a paved patio area running across the back of the house, beyond which the Garden is laid to a good expanse of lawn, retained within timber fencing and with substantial trees within the boundaries of this and neighbouring properties providing an attractive outlook and excellent screening. 10' x 12' shed.

There is a fantastic Garden Office with insulated walls and double glazed windows. Internally there is wood effect flooring with under floor heating, spotlights and plug sockets. This is a genuine opportunity to enhance the property and value substantially to create your perfect family home.

