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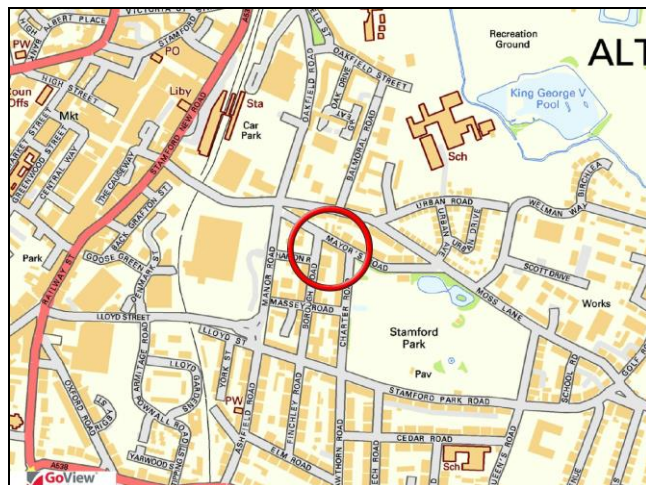


INDEPENDENT ESTATE AGENTS

# location

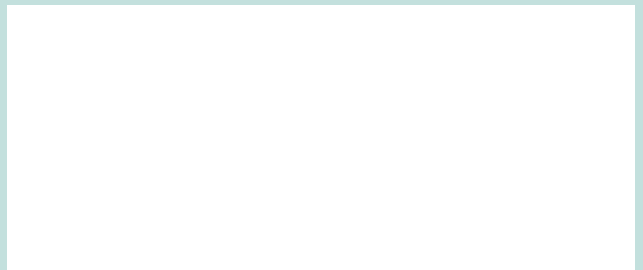


From Watersons HALE Office proceed along Ashley Road in the direction of the level crossing. Turn right just before, into Victoria Road. At the end of Victoria Road, turn right onto Hale Road. Take the first left turning into Hawthorn Road and proceed to the end. Turn left into Stamford Park Road and then take the first right into Charter Road. At the end of Charter Road turn left onto Mayors Road and the property will be found 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).



**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

# 14 Mayors Road Altrincham, Cheshire, WA15 9RP



**A SUPERBLY PROPORTIONED BAY FRONTED TERRACED ARRANGED OVER FOUR FLOORS WITH STAMFORD PARK AND SCHOOL ON ITS DOORSTEP. 1953sqft.**

Hall. Lounge. Family Room. Dining Kitchen. Five Bedrooms. Study. Two Bath/Showers. Cellars. Courtyard Garden. Permit Parking.

*“ A superbly sized home in a desirable location ”*

**Offers Over: £525,000**



# in detail



A superbly proportioned double bay fronted, Period Terraced enjoying an excellent location within walking distance of Stamford Park and School, Hale Village, Altrincham Town Centre, its facilities and the Metrolink.



The spacious property is arranged over Four Floors with the accommodation extending to some 1953 square feet providing a Hall, Lounge, Family Room and Dining Kitchen to the Ground Floor and Five Bedrooms and Study served by Two Bath/Shower Rooms to the Two Upper Floors.

To the Lower Ground Floor are the extensive Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert subject to up to date building regulations.

Externally, there is a Resident's Permit Parking scheme in place and a walled Courtyard Garden to the rear. A particular feature of the property is that is seconds away from the open space of Stamford Park and with Stamford Park School on the doorstep.

Comprising:

Panelled door leading to an Entrance Hall with spindle balustrade staircase rising to the Upper Floors. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling. A further door provides access to the Cellars.

Lounge with angled bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature with tiled hearth and insert. Coved ceiling.

Family Room with square bay window to the front elevation. To the chimney breast there is a fireplace feature with tiled insert and wood surround. To one side of the chimney breast recessed are built in pantry cupboards.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. The worktop incorporates a breakfast bar and there is ample space for kitchen appliances. A window overlooks the rear Courtyard, and a door provides access to the same.

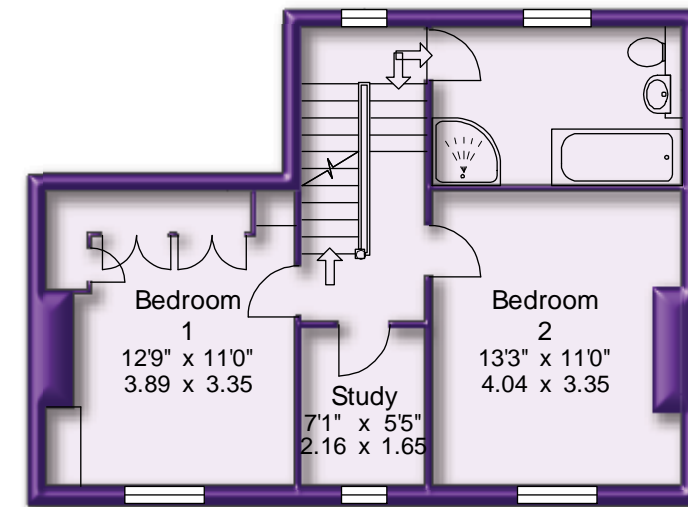
To the Lower Ground Floor are the extensive Cellars which are ripe for conversion and provide an incoming purchaser the opportunity to create additional living accommodation, subject to up to date building regulations.

To the First Floor there is access to Two Double Bedrooms, Study and Family Bathroom. A staircase rises to the Second Floor Landing. Window overlooks the rear of the property.

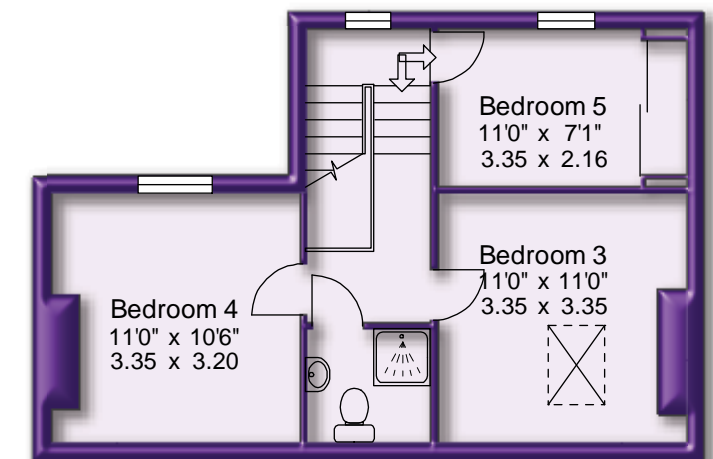
Bedroom One with window to the front elevation. To the chimney breast there is a cast iron fireplace feature. Built in wardrobes, cupboards and bedside units providing ample hanging and storage space.

Bedroom Two with window to the front elevation. To the chimney breast there is a cast iron fireplace feature and built in wardrobes to one side of the recess.

Study/Home Office with window to the front elevation.



First Floor

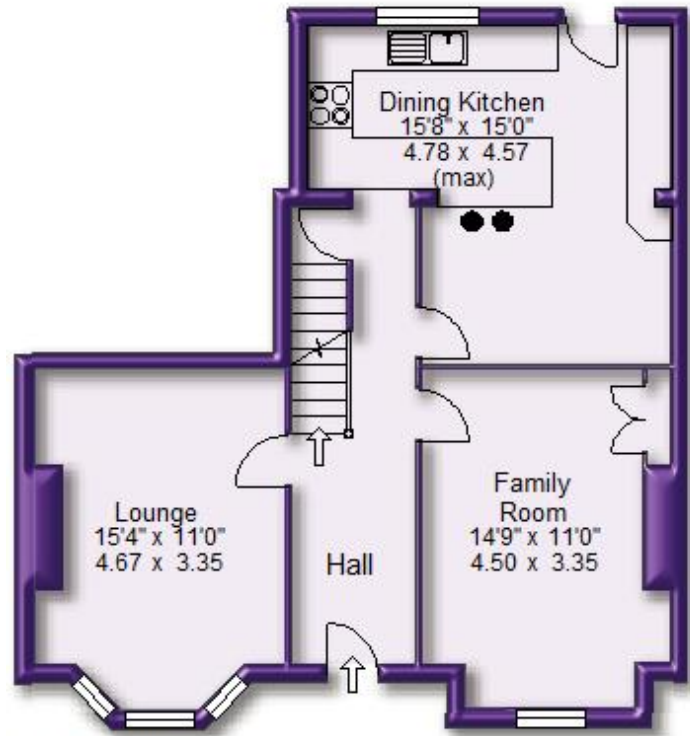


Second Floor

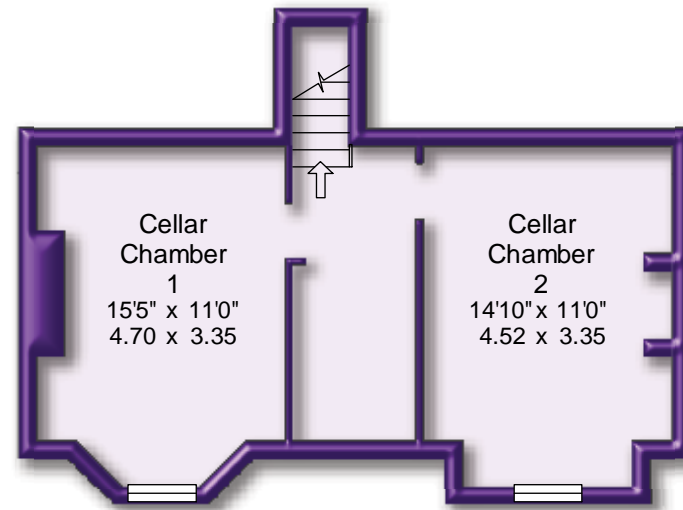


# in detail

Approx Gross Floor Area = 1953 Sq. Feet  
= 181.43 Sq. Metres



Ground Floor



Lower Ground Floor





# in detail



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, separate shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the rear elevation. Chrome finish heated towel rail. Chrome finish lighting. Built in cupboard.



To the Second Floor Landing there is access to Three further Bedrooms and a Shower Room. Window to the rear elevation.

Bedroom Three with attractive sloping ceiling with inset Velux window.

Bedroom Four with attractive sloping ceiling with a window to the rear elevation.

Bedroom Five with window to the rear elevation. Built in wardrobes with sliding mirrored doors along one wall providing ample hanging and storage space.

The Bedrooms are served by a Shower Room fitted with a white suite and chrome fittings, providing a shower cubicle with electric shower, wash hand basin and WC. Extensive tiling to the walls and floor. Extractor fan.

Externally, there is a Resident's Permit Parking scheme in place and to the rear there is paved, walled Courtyard Garden and a gate provides access to the rear for wheelie bin access. A particular feature of the property is that is seconds away from the open space of Stamford Park and with Stamford Park School on the doorstep.

