



**Elm Road, Hale, WA15**  
**Asking Price Of £760,000**





# Property Features

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- Three Double Bedroom End of Terrace House
- Double Glazed Throughout
- High Ceilings and Period Features
- Modernised Throughout
- Rear Extension
- Basement Conversion
- Scope for Loft Conversion
- Ten Minutes Walk to Metrolink Station
- Within Catchment of Sought After Schools

## Full Description

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A three-double bedroom end-of-terraced house with a converted basement offering a home office/ gym. This property benefits from a south facing rear garden and has been extended to the rear to add an open-plan kitchen-diner. The property has been fully modernised in recent years with new flooring; updated wiring; a modern combi boiler and under-floor heating to the kitchen-diner.

This is an ideal family home within catchment of Stamford Park Junior School and the Altrincham Grammar Schools. From this house it is a five minute walk to Stamford Park, and a ten minute walk to Altrincham or Hale town centres and the Metrolink station.





## ENTRANCE HALL

The entrance hall offers engineered wood flooring; a single panel radiator; a pendant light fitting; the security alarm control panel and wooden panelled doors leading to the lounge and kitchen-diner. From the entrance hall a hardwood front door with stained glass inserts lead to the front garden, and a balustrade staircase with runner leads to the first-floor accommodation.



## LOUNGE

**11' 4" x 13' 6" (3.46m x 4.14m)**

Located off the entrance hall with a large wooden framed double glazed bay window to the front aspect, with fitted blinds; a pendant light fitting; original coving; a double panel radiator; engineered wooden flooring; a television and telephone point; Cat 5 cable connection; and a period cast iron fireplace, housing a working fire.



## DINING ROOM

**11' 9" x 12' 11" (3.59m x 3.94m)**

The dining room is also accessed from the entrance hall and is open to the kitchen-breakfast room, and offers a wooden panelled door leading to the basement. This space is fitted with underfloor heating; a working open fire; engineered wood flooring; a pendant light fitting; a period cast iron fireplace; and Cat 5 cable ethernet connection.





## KITCHEN - BREAKFAST

14' 5" x 16' 7" (4.40m x 5.08m)

The extended kitchen-breakfast room is open to the dining room and offers hardwood framed double glazed French doors to the rear garden; in addition to two large wooden framed double glazed windows to the side and rear aspect. The kitchen-breakfast room is fitted with a slate tiled floor; with underfloor heating; recessed spotlighting; a large Velux skylight with remote controlled electric blind; a range of matching base and eye-level storage units with quartz worktops over.

Within the kitchen are a range of integrated appliances, including a washing machine, tumble dryer, full-sized dishwasher, microwave combi oven, with warming draw under; regular oven; and a freestanding American style fridge-freezer, which will all be included in the sale price. The kitchen is also fitted with a recessed one and a half bowl sink and five ring gas hob, with stainless steel extractor hood over.



## BASEMENT

11' 5" x 13' 9" (3.50m x 4.20m)

The basement has been converted to create a home office and gym, with access to a WC. This space offers a hard wood framed double glazed window to the front aspect; recessed spot lighting and a wall mounted light fitting; wood effect laminate flooring; a vertical wall mounted radiator; cat 5 ethernet point; a recessed storage cupboard housing the combi boiler, electric consumer unit, under floor heating connection point, and ethernet hub.





## BASEMENT WC

7' 8" x 2' 10" (2.34m x 0.87m)

The WC offers slate effect laminate flooring; recessed spot lighting; a wall mounted backlit mirror; a low-level WC; a wall mounted hand wash basin with storage under and a tiled splash back.



## MASTER BEDROOM

14' 11" x 9' 7" (4.56m x 2.93m)

The master bedroom is located off the first-floor landing with a hard wood framed double glazed window to the rear aspect, fitted with roller blinds. This bedroom comprises wood effect laminate flooring; a pendant light fitting; a period cast iron fireplace and a double panel radiator.



## SECOND BEDROOM

19' 1" x 8' 1" (5.83m x 2.48m)

The second double bedroom is located off the first-floor landing with two hard wood framed double glazed windows to the side and rear aspect, with fitted roller blinds. This room offers wood effect laminate flooring; cat 5 ethernet point; two single panelled radiators; and two pendant light fittings.



## THIRD BEDROOM

13' 5" x 9' 1" (4.09m x 2.77m)

The third double bedroom is also accessed from the first-floor landing with a large hard wood framed double glazed bay window to the front aspect, with fitted roller blinds. This bedroom offers wood effect laminate flooring; a period cast iron fireplace; a double panel radiator and a pendant light fitting.





## BATHROOM

7' 11" x 5' 1" (2.43m x 1.56m)

The modern family bathroom located off the first floor landing offers a hard wood framed double glazed frosted glass window to the front aspect. The bathroom is fitted with tiled effect laminate flooring and floor to ceiling tiled walls; a P-shaped bath with thermostatic shower system over and glazed shower screen; a low-level WC; a wall mounted hand wash basin with storage under; a wall mounted backlit mirror; and a vertical wall mounted heated towel rail.



## EXTERNAL

To the front of the property is a well maintained front garden which is enclosed by a low brick wall with a mature hedge offering ample privacy. The front garden is accessed via a wrought iron gate; within the front garden is an external power point and a raised bed to the front aspect. From the front garden two stone steps lead to the front entrance door.

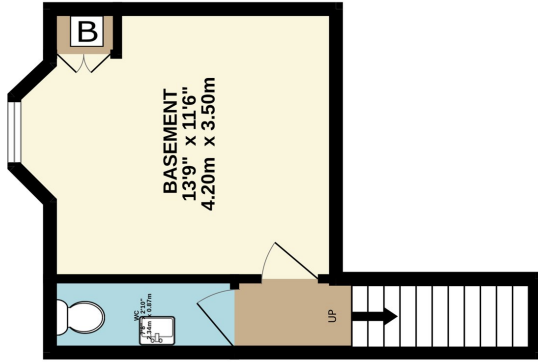


To the rear of the property one will find a good sized south facing rear garden which is largely laid to lawn with a paved seating area adjacent to the house. The borders are stocked with mature shrubs and small trees and the garden is enclosed on three sides by timber panelled fencing.

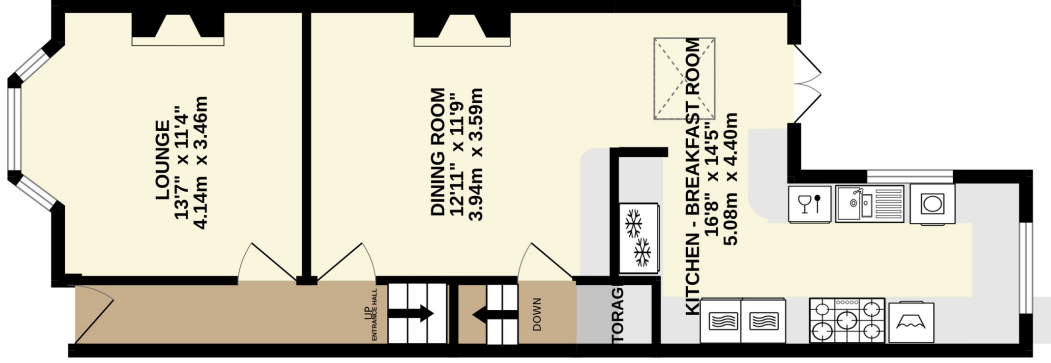


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

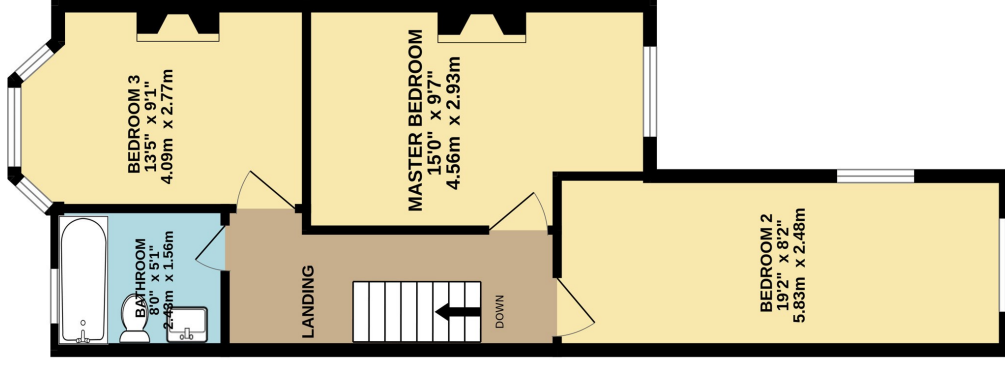
CELLAR  
212 sq.ft. (19.7 sq.m.) approx.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# COMMON QUESTIONS

**1. When was the property constructed?** The owners of this property have advised it was built in the 1890s.

**2. What are the parking arrangements on this road?** The road is covered by residents permit parking. Residents can purchase a permit for £50 per annum and a book of visitors passes currently costs £13 pounds.

**3. What is the internet speed like at this address?** The owners have advised that fibre to the door is available in this location. The house is also fitted with Cat 5 cabling to the basement, ground floor and second bedroom.

**4. Is this property sold freehold or leasehold?** The owners have advised that the property is freehold, this house was covered by a chief rent, but this has been bought out several years ago. Therefore there are no annual charges associated with this property. Your legal advisor will be in a position to verify this information.

**5. Which items do the owners intend to include in the sale price for this property?** The owners have advised that they will include all the integrated white goods in the kitchen, as well as the freestanding American style fridge-freezer. The integrated appliances include a washing machine, tumble dryer, oven, combi microwave oven and dishwasher. The owners will also include all the fitted roller blinds in the sale price.

**6. How much are the utility bills for this property?** The current owners are paying around £200 pcm for their combined gas and electricity; they do not have a water meter, the water rates are presently £40 pcm. The property is in council tax band D, in Trafford council, this is currently £1970.88 per annum.

**7. Why are the current owners selling this property?** The current owners are looking to downsize.

**8. What are the current owners favourite aspects of this property?** The current owners have enjoyed the convenient location of this property which is just a short walk from the local park, Metrolink, amenities in Altrincham and Hale and close to the sought after local schools. The owners have also enjoyed the lovely community in this road. The owners have refurbished and maintained this house to a very high standard making it a very ergonomic and comfortable family home.