



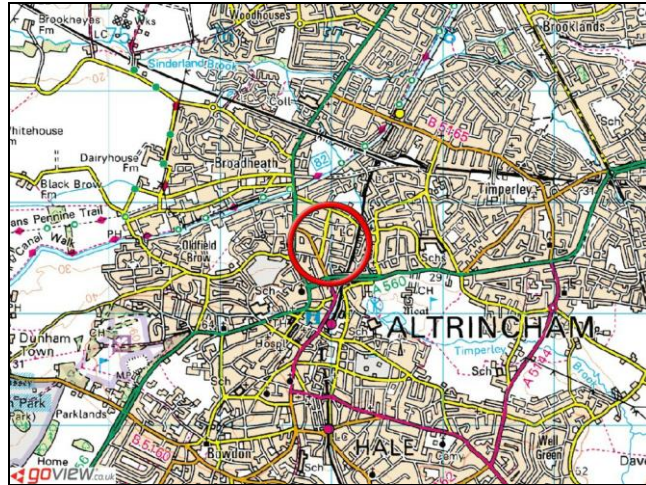
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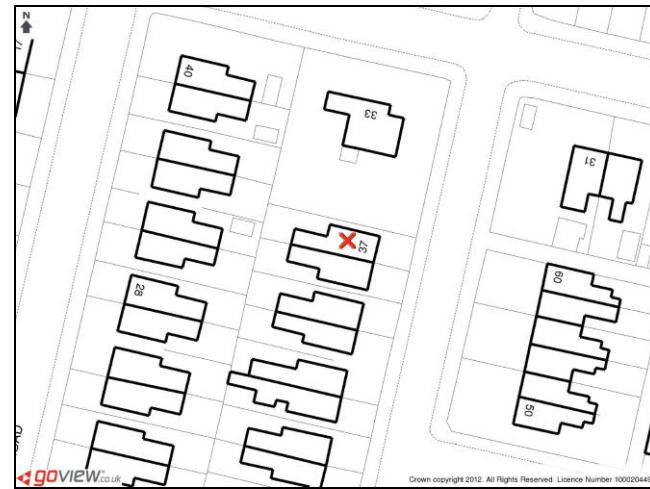


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the first right turning into Hazel Road and the property will be found towards 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

37 Hazel Road Altrincham, Cheshire, WA14 1JL



A RECENTLY REFURBISHED SEMI DETACHED IN A POPULAR LOCATION WALKING DISTANCE TO ALTRINCHAM AND THE METROLINK. 1154sqft.

Hall. 16' Lounge. Dining Room. 14' Breakfast Kitchen. Utility. GFWC. Three Double Bedrooms. Bathroom. Driveway. Gardens.

“ *A beautiful family home* ”

£425,000

in detail



A most attractive, traditional double bay fronted Semi Detached property in a popular location within walking distance of Altrincham Town Centre and the Metrolink.

The property has been updated, improved and refitted to include a stylish refitted Kitchen with appliances and a contemporary style Bathroom.



A particular feature of the property is the outside space with a Driveway providing parking to the front and a low maintenance Garden to the rear.

The property offers excellent accommodation suitable for either a professional couple, family or someone looking to downsize from a larger family home.

Comprising:

Entrance Vestibule. Hall with staircase to the First Floor.

16' x 10' Lounge with bay window to the front elevation and there is a cast iron multi fuel burner to the chimney breast. Corniced ceiling.

13' x 11' Dining Room with coved ceiling and open plan in design to the Breakfast Kitchen. A door leads to useful under stairs storage.

The Breakfast Kitchen is a fantastic space, extending to some 14' x 11' with vaulted roof with inset Velux window and glazed door giving access to and enjoying an aspect of the Rear Garden. The Kitchen is fitted with a range of white and walnut veneer fronted base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel one and a half bowl single drainer sink unit with mixer taps over. Integrated appliances include a stainless steel oven, coordinating 5 ring hob and extractor over and fridge. Chrome finish halogen lighting. A door leads to the Utility Area with a wall mounted boiler and space and plumbing for a washing machine, a door gives access to the Ground Floor WC and a further door leads to the Gardens.

To the First Floor there are Three Bedrooms and the recently refitted Family Bathroom. The Principal Bedroom is a superb sized room extending to some 16' x 14' and enjoys a bay window to the front elevation. The Second Bedroom measures some 13' x 8' and overlooks the Rear Garden. 11' x 8' Bedroom Three is a third Double bedroom also enjoying a rear aspect. The Bedrooms are served by a well appointed and contemporary design Family Bathroom, with a modern white suite with chrome fittings, double ended bath with shower over, chrome finish halogen lighting and tiling to the bath and shower areas.

Externally, the front of the property is approached via a Driveway providing parking with border stocked with shrubs and plants, enclosed with timber fencing and retained from the road by way of a dwarf brick wall. The Garden to the rear is paved with low maintenance in mind and accessed via the Breakfast Kitchen and Utility Room.

UPVC Double Glazing. Gas Central Heating.

A superbly sized property, enjoying a fantastic location and should be viewed without delay.



Approx Gross Floor Area = 1154.3 Sq. Feet
= 107.0 Sq. Metres

