



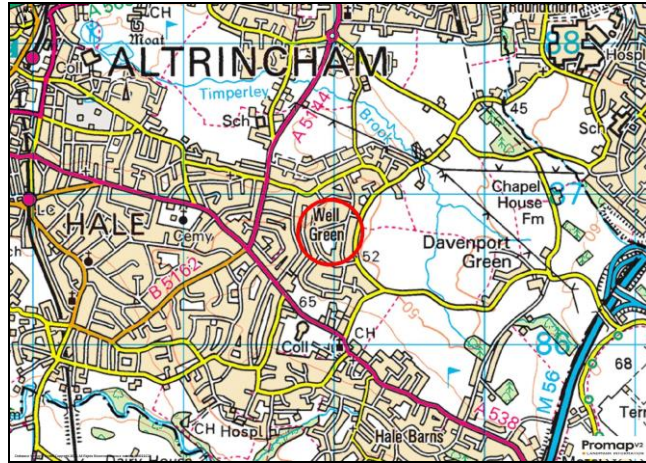
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

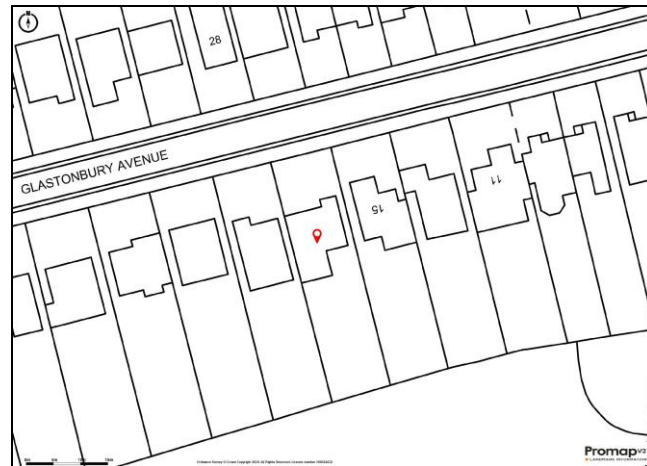
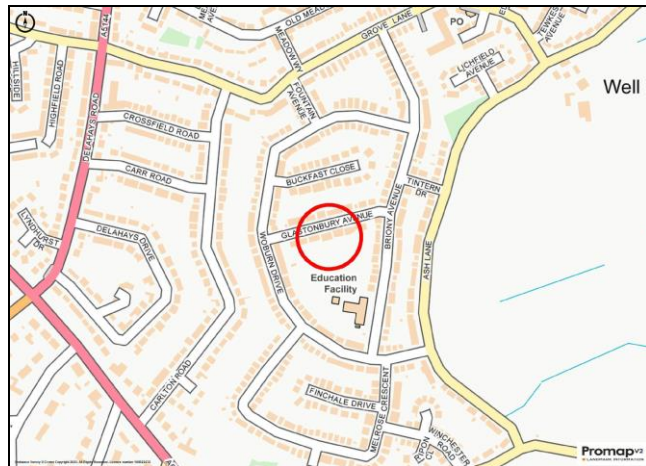


INDEPENDENT ESTATE AGENTS

location

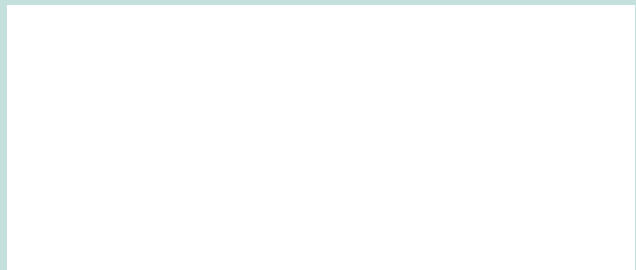


From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station turning right at Victoria Road. At the end of Victoria Road turn right into Hale Road proceeding for some distance passing through the Park Road/Delaheys Road traffic lights. Take the next left turning into Carlton Road and at the end of Carlton Road turn right into Grove Lane. Continue along Grove Lane following the road to the left. Take the second right turning into Briony Avenue, then take the second right into Glastonbury Avenue, 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.

17 Glastonbury Avenue Hale, Altrincham, Cheshire, WA15 8QB



AN IMMACULATELY PRESENTED DETACHED FAMILY HOME WITH SOUTH FACING GARDENS IN POPULAR NEIGHBOURHOOD WITH THE WELL GREEN SCHOOL ON ITS DOORSTEP. 1372sqft.

Hall. Lounge. Living/Dining Room. Breakfast Kitchen. Three Double Bedrooms. Shower Room. WC. Garage. Gardens.

“ A lovely family home in a popular location ”

£550,000

in detail



An immaculately presented Detached Family Home located in this popular neighbourhood, walking distance to local shops, the Well Green Primary School and Hale Croft Park.

The property is arranged over Two Floors with the accommodation extending to some 1372 square feet providing a Hall, Lounge, Living/Dining Room and Breakfast Kitchen to the Ground Floor and Three Double Bedrooms served by a Shower Room and WC to the First Floor.



Externally, there is a paved Driveway providing ample off road Parking returning in front of the Integral Single Garage and to the rear a good sized Garden backing onto The Well Green Primary School.

Comprising:
Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Lounge with bay window to the front elevation. Wall mounted contemporary pebble effect gas living flame fire.

Double doors lead to the extended Living and Dining Room with wide sliding patio doors enjoying views over the delightful Gardens to the rear. Additional windows to the side elevation.

Breakfast Kitchen fitted with a range of base and eye level units, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. The worktops incorporate a breakfast bar. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, combination microwave oven and fridge and stand-alone washer dryer and dishwasher. A door provides access to the side elevation.

First Floor Landing with access to Three Double Bedrooms, Shower Room and Separate WC. Double glazed uPVC window to the side elevation. Built in airing cupboard. Loft access point.

Bedroom One with wide bay window to the front elevation. There are built in wardrobes along one wall providing ample hanging and storage space.

Bedroom Two with wide window enjoying views over the rear Gardens and school playing fields beyond. Built in storage cupboard.

Bedroom Three is a well-proportioned Third Double Bedroom with window to the front elevation.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing a walk in shower with thermostatic shower and glazed screen, wash hand basin with built in storage below, bidet and WC. Tiling to the walls. Opaque window to the rear elevation. Extractor fan.

Separate WC with opaque window to the rear elevation.

Externally, there is a paved Driveway providing off road parking and a good sized lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Living and Dining Room. Beyond, the Garden is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timer fencing and hedging.



The Garden backs onto The Well Green Primary School playing fields so therefore is not directly overlooked and enjoys a South facing therefore sunny aspect.



Approx Gross Floor Area = 1372 Sq. Feet
= 127.18 Sq. Metres

