



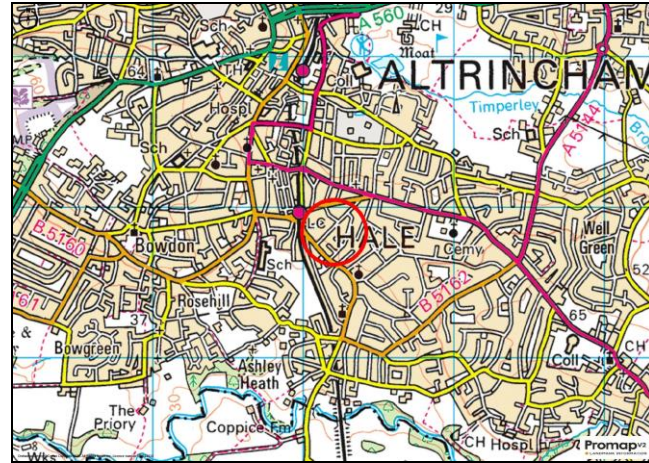
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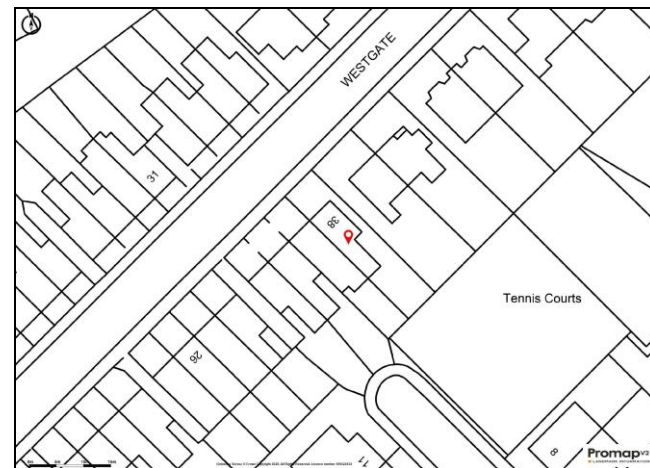
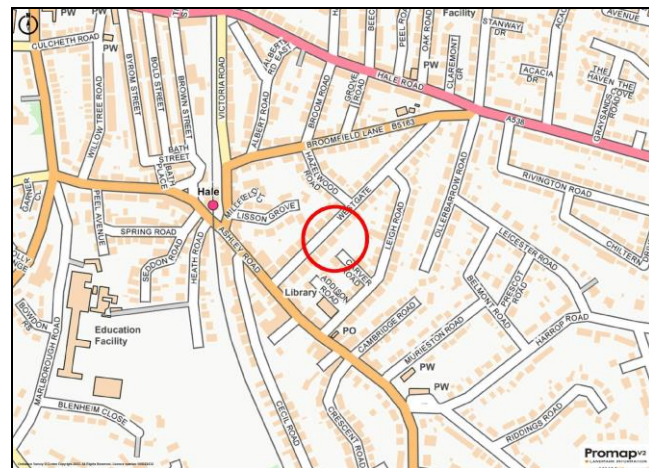


INDEPENDENT ESTATE AGENTS

location

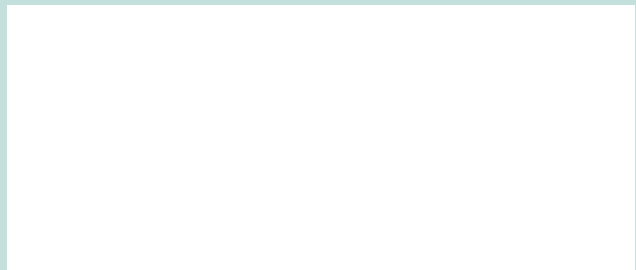


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, take the second right turning into Westgate. The property will be found approximately half way up, on the right hand side.



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 the 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.

38 Westgate Hale, Altrincham, Cheshire, WA15 9AZ



AN ATTRACTIVE PERIOD END TERRACED PROPERTY ARRANGED OVER FOUR FLOORS WITH SUNNY ASPECT GARDENS, A MOMENTS WALK OF HALE VILLAGE. 2072sqft.

Hall. WC. Three Receptions. Breakfast Kitchen. Utility. Four Double Bedrooms. Three Bathrooms. Driveway. Garden.

“ A beautiful home in a desirable location ”

£800,000



An attractive and superbly proportioned Period End Terraced property located on this extremely desirable road enjoying a truly wonderful location in the heart of Hale Village with its fashionable shops, restaurants, cafes and bars and within walking distance of Altrincham Town, its facilities, the popular Market Quarter and the Metrolink. In addition, the property is ideally located for fantastic local schools, including Stamford Park, The Bollin and Bowdon Church Primary Schools as well as Altrincham Boys' and Girls' Grammar Schools, St Ambrose, Wellington and Blessed Thomas Halford Secondary Schools. Excellent transport links into Manchester City Centre and Chester are also close by.



The well presented property is arranged over Four Floors with many original features retained, extending to some 2072 sqft providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor, Family Room, WC and Utility to the Lower Ground Floor and Four Double Bedrooms served by Three Bath/Showers to the Two Upper Floors.

Externally, there is a Driveway providing ample off-road parking for Two cars, a unique feature of a property located so close to the Village, and to the rear a sunny aspect Garden backing on to tennis courts.

Comprising:

Recessed Porch. Stained and leaded door leading to an Entrance Hall with spindle balustrade staircase rising to the Upper Floors. Doors provide access to the Ground Living Accommodation. Dado rail surround. Coved ceiling.

Lounge is a well-proportioned room with wide bay window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with tiled insert, granite hearth and wood surround. Picture rail surround. Coved ceiling.

Dining Room with French doors overlooking and providing access to the rear Gardens. To the chimney breast there is a gas living flame, coal effect fireplace with granite hearth and wood surround. Built in cupboards and shelving to either side of the chimney breast recess. Picture rail surround. Coved ceiling.

Breakfast Kitchen with clearly defined areas. To the Breakfast Area there are sliding patio doors overlooking and providing access to the rear Gardens and an additional door and window to the side elevation.

The Kitchen Area is fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a double bowl sink and drainer unit with mixer tap over. Integrated appliances include two fridges and a dishwasher. There is space for a Range cooker with extractor fan over. Window to the side elevation. Coved ceiling. Chrome finish LED lighting.

To the Lower Ground Floor are the Converted Cellars providing a Family Room/Home Office, Utility and WC.

Lower Ground Floor Hall.

Family Room/Home Office with a window to the front elevation. Built in meter cupboard. Chrome finish lighting.

Utility Room fitted with a range of units and worktops with space and plumbing for a washing machine and dryer. Chrome finish lighting.

WC fitted with a modern white suite and chrome fittings, providing a wash hand basin with tiled splashback and WC. Access to useful under stairs storage. Chrome finish lighting.



Approx Gross Floor Area = 2072 Sq. Feet
= 192.4 Sq. Metres



in detail

Externally, the property is approached via a Driveway providing ample off road Parking for two cars, a fantastic addition for a property located so close to the Village.

To the rear, there is a patio area adjacent to the back of the house, accessed via the Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn with a further paved patio area to the rear and enclosed within timber fencing enjoying a sunny aspect.

A really lovely home in a most desirable location.



in detail

To the First Floor Landing there is access to Three Double Bedrooms and Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. A staircase rises to the Second Floor. Dado rail surround. Coved ceiling. Chrome finish lighting.

Principal Bedroom One with two windows to the front elevation. There are built in wardrobes providing ample hanging and storage space. Picture rail surround. Coved ceiling.

En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Extensive tiling to the walls and floor. Chrome finish lighting. Extractor fan.



Bedroom Two with window enjoying views over the rear Gardens and tennis courts beyond. Stripped and stained floorboards. Picture rail surround. Coved ceiling.



Bedroom Three with window enjoying views over the rear Gardens and tennis courts beyond. Built in wardrobes providing ample hanging and storage space. Coved ceiling.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. Chrome finish halogen lighting. Extractor fan. Opaque window to the side elevation. Built in storage cupboard.



To the Second Floor Landing there is access to Bedroom Four and a spacious Bathroom. Inset Velux window makes this a naturally light and bright space. Access to roof void storage. Dado rail surround. Chrome finish lighting.

Bedroom Four with attractive sloping but yet not restrictive ceiling heights with French doors and Juliette Balcony overlooking the rear Gardens and tennis courts beyond. Built in desk, cupboard and drawers. Built in wardrobes providing access to under eaves storage.

The Bathroom is fitted with a modern white suite and chrome fittings, providing a 'Jacuzzi' style double ended bath, wash hand basin with built in storage below and WC. Three inset Velux windows and an additional window to the rear elevation making this a light and bright space. Chrome finish heated towel rail. Tiling to the walls, bath and sink areas. Access to useful roof void storage. Chrome finish lighting. Extractor fan.

