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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 6 Emery Close

Altrincham, Cheshire, WA14 1NJ



£425,000

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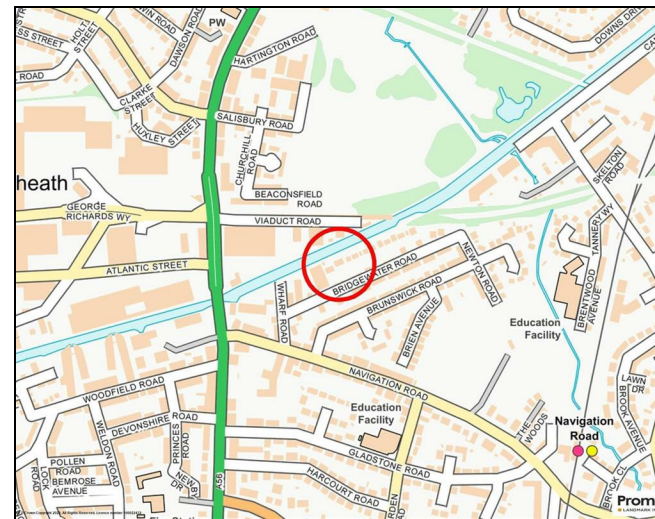
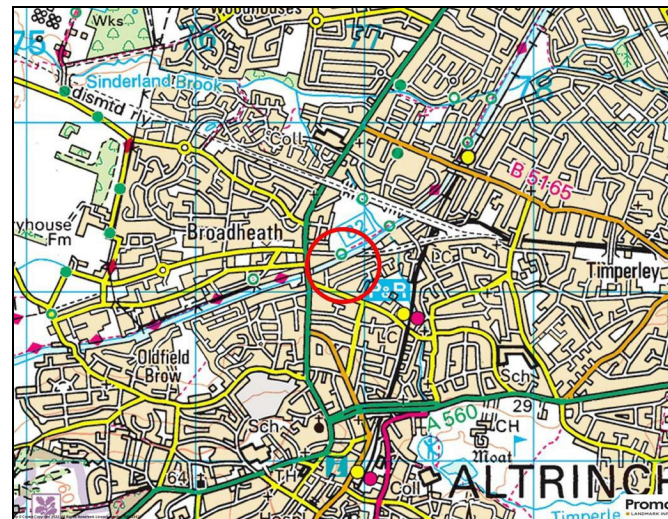


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A STYLISH MODERN FAMILY HOME IN A QUIET CUL DE SAC WITH CANAL VIEWS AND WALKING DISTANCE OF NAVIGATION ROAD METRO AND EXCELLENT SCHOOLS. 1129sqft.

Hall. Lounge. Open Plan Living/Dining Kitchen. Three good Bedrooms. Two Bath/Showers. Driveway. Garage. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

A beautifully presented, updated and extended Modern Family Home enjoying idyllic Canal views to the rear and enjoying a quiet cul-de-sac position, located in this popular neighbourhood and being close to local schools, convenience shops, Navigation Road Metrolink, Broadheath Retail Park and Altrincham Town Centre with all its amenities and the popular market quarter.

The stylish property is arranged over Two Floors with the accommodation extending to some 1129 sq ft providing a Lounge, impressive Open Plan Living Dining Kitchen and Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway returning in front of a Garage and to the rear, there are well presented Gardens.

Comprising:

Canopied Porch. Lounge with bay window to the front elevation. A spindle balustrade staircase rises to the First Floor and a door provides access to useful under stairs storage.

Impressive Open Plan Living Dining Kitchen with part vaulted ceiling with two, inset Velux windows and bi-folding doors which overlook and provide access to the delightful Gardens beyond.

To the Living and Dining Area, there is access to the useful Utility/Storage cupboard with space and plumbing for a washing machine and dryer. Built in shelving and worktop. Chrome finish LED lights.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, incorporating an island unit. Inset into the worktops is a one and a half bowl, stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include: stainless steel oven, microwave combination oven, four ring gas hob and extractor fan over, fridge freezer and dishwasher. LED lighting.

To the First Floor Landing there is access to Three good sized Bedrooms and Two Bath/Shower Rooms, one being an En Suite to the Principal Bedroom. Walk in storage cupboard with built in shelving and housing a wall mounted, gas central heating boiler. Loft access point.

Principal Bedroom One with window to the front elevation. This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and bi-folding glazed doors, wash hand basin and WC.

Bedroom Two with window to the rear elevation. Loft access point.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin with built in storage below and WC. Part tiled walls. Opaque window to the rear elevation. Chrome finish heated towel rail.

Externally, there is a Driveway providing off road parking which returns in front of an Integral Garage. There is a lawned Garden frontage with well stocked borders with plants, shrubs and trees.

To the rear there is a decked Patio Area adjacent to the back of the house accessed via the bi-fold doors from the Open Plan Living Dining Kitchen. The Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing and brick walling.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1129 Sq. Feet  
= 104.66 Sq. Metres

