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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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53 Medway Crescent

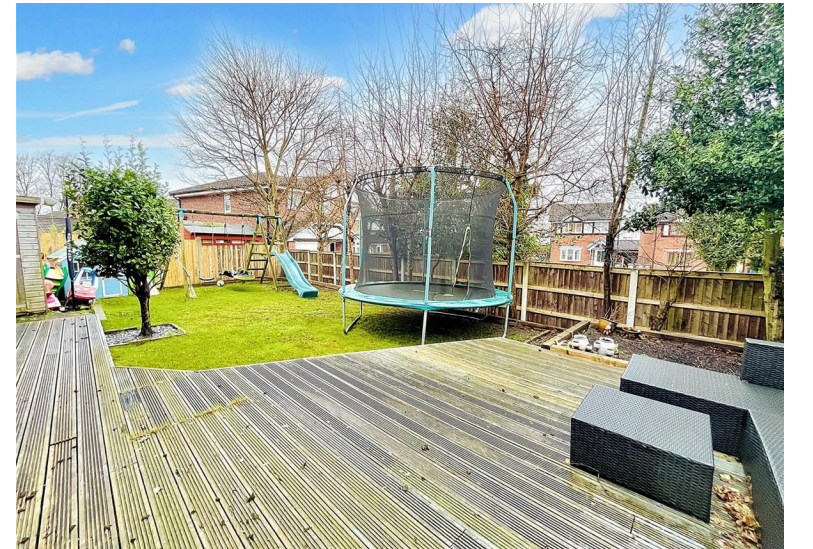
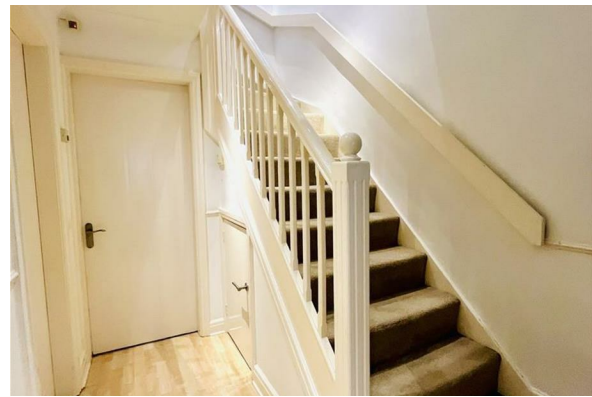
Altrincham, Cheshire, WA14 4UA



£525,000

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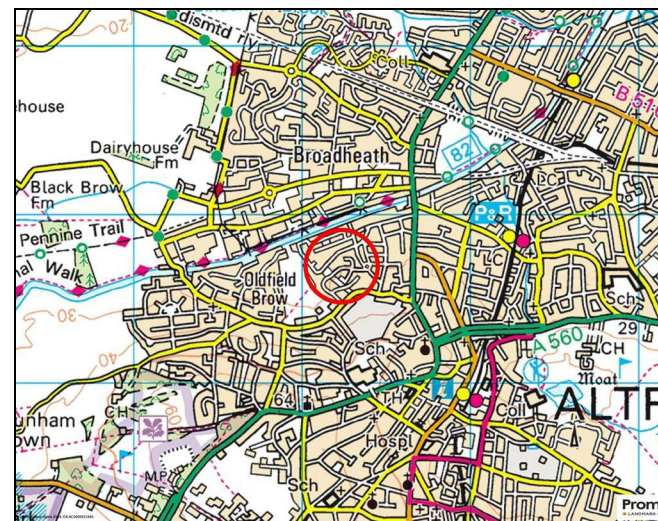
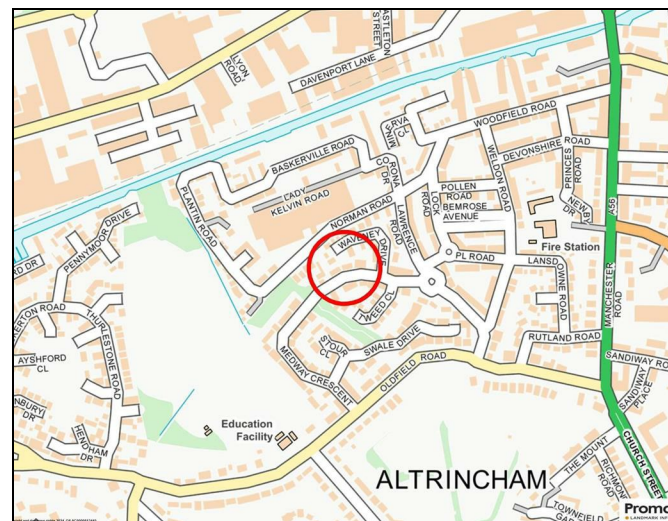
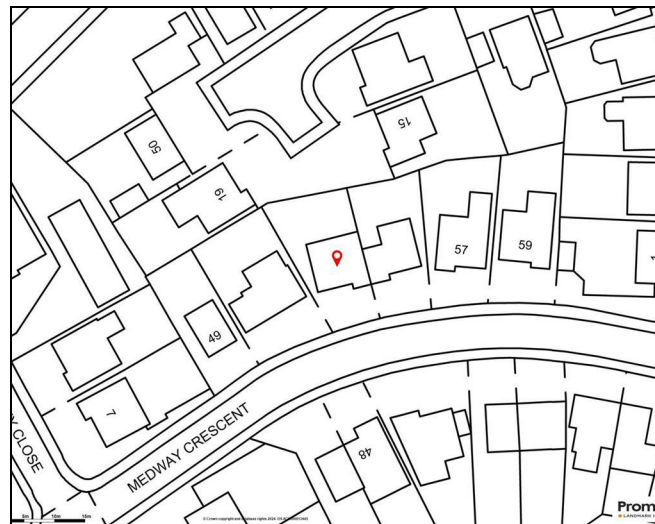


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED, MODERN DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD CLOSE TO THE OPEN SPACE OF JOHN LEIGH PARK, EXCELLENT LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1111SQFT.

Porch. Hall. WC. Living/Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens.



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.

in detail

A well presented Detached family home located in popular neighbourhood, walking distance to excellent local schools, shops, Altrincham Town Centre, it's amenities, the popular Market Quarter and The Metrolink and with the open space of John Leigh Park literally on its doorstep.

The property is arranged over Two Floors with the accommodation extending to some 1111 square foot providing a Hall, WC, Lounge/Dining Room and Breakfast Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking returning in front of an Integral Garage and to the rear a lawned Garden with decked patio area.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Dado rail surround. Coved ceiling.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the rear elevation.

Open Plan Living and Dining Room. To the Living Area there is a bay window to the front elevation and to the chimney breast there is a gas living flame, coal effect fireplace with marble hearth. Coved ceiling.

To the Dining Area there is a window to the rear elevation. Dado rail surround. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with concealed lighting and granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated dishwasher. The units incorporate a breakfast bar. Glazed sliding doors overlook and provide access to the gardens to the rear and a window enjoys views over the same. Courtesy door to the Single Garage with electric door. Coved ceiling.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Window to the side elevation. Loft access point with pull down ladder to boarded Loft. Built in airing cupboard.

Bedroom One with window to the front elevation. Built in wardrobes providing excellent hanging and storage space.

Bedroom Two with window to the rear elevation. Built in wardrobes providing ample hanging and storage space.

Bedroom Three with window to the front elevation. Built in wardrobe providing storage space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a Jacuzzi style bath with thermostatic shower and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is a paved Driveway providing off road parking for two cars, returning in front of an Integral Garage.

To the rear, there is a decked patio area adjacent to the back of the house, accessed via doors from the Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

- Leasehold - 999 years from 5 December 1986

- Council Tax Band E

Approx Gross Floor Area = 1111 Sq. Feet
= 103.0 Sq. Metres

