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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

64 Weldon Road

Broadheath, Altrincham, Cheshire, WA14 4HG



£385,000

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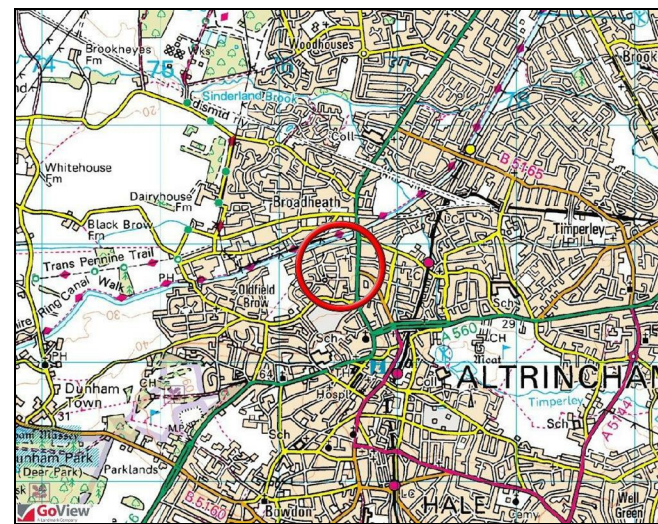
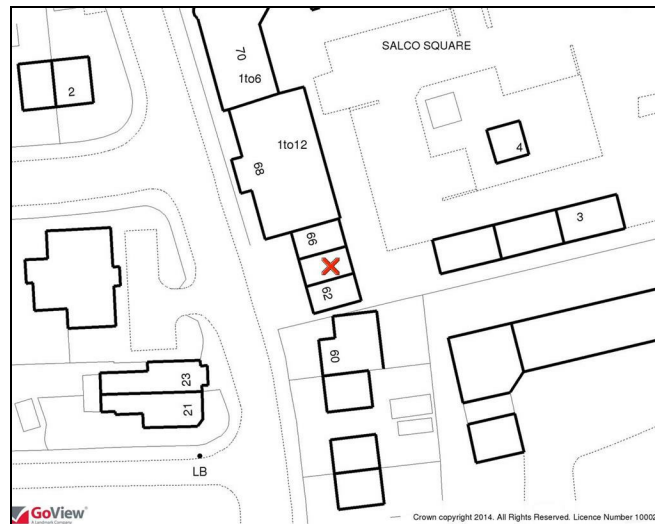


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED TOWN HOUSE IN POPULAR LOCATION CLOSE TO TOWN CENTRE WITH JOHN LEIGH PARK ON THE DOORSTEP. 1011sqft.

Hall. Cloaks. Live In Dining Kitchen. Lounge. Three Bedrooms. Two Baths/Showers. Driveway. Allocated Parking. 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 and attractively designed Modern Townhouse with extensive and versatile accommodation arranged over Three Floors and located within this popular part of Altrincham within walking distance of the Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, good local Primary Schools are nearby as is the open space of John Leigh Park.

The accommodation extends to approximately 1011 square feet arranged over Three Floors providing a Live In Dining Kitchen to the Ground Floor, in addition to a First Floor Lounge and Three Bedrooms served by Two Bath/Shower Rooms.

Externally, the property is approached via a paved Driveway providing off road Parking, in addition to a second Parking Space and a Garage to the rear, accessed via Devonshire Road

A neatly tended Garden completes this versatile property.

Comprising:

Entrance Hall with a staircase rising to the First Floor. A door leads to a useful Cloaks cupboard and a further door leads to the Ground Floor accommodation.

Live In Dining Kitchen with ample space for a dining table and chairs with a window and French doors enjoying views and providing access to the Gardens.

The Kitchen Area has a tiled floor and a window to the front elevation and is fitted with a range of base and eye level units with stainless steel handles with worktops over incorporating a breakfast bar with worktop over inset into which is a one and half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel oven, four ring gas hob, extractor fan, fridge, freezer, dishwasher and washer/dryer. Halogen lighting. Wall mounted gas central heating boiler housed within the units.

First Floor Landing with a continuation of the staircase to the Second Floor. Panelled doors give access to the Lounge, Bedroom One and Shower Room.

Lounge with two windows to the rear elevation overlooking the Gardens. Contemporary style electric fireplace.

Bedroom One with window to the front.

Shower Room fitted with a white suite with chrome fittings comprising of a shower cubicle with glazed sliding door, wash hand basin and WC and vanity mirrors over. Halogen lighting.

Second Floor Landing with panelled doors to Two further Bedrooms and a Family Bathroom.

Bedroom Two again with attractive sloping but not restricting ceiling height opening to a double glazed UPVC frame window to the front.

Principal Bedroom Three with attractive sloping but not restricting ceiling height opening to a double glazed paned window to the rear.

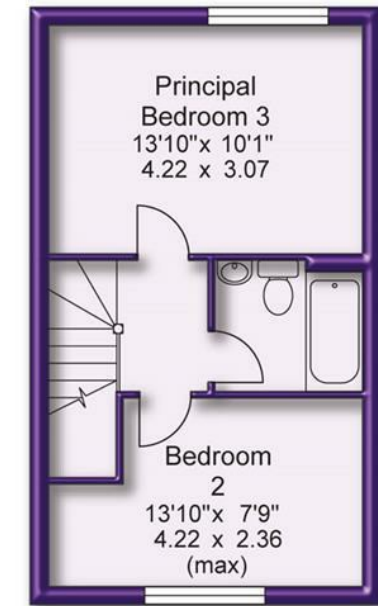
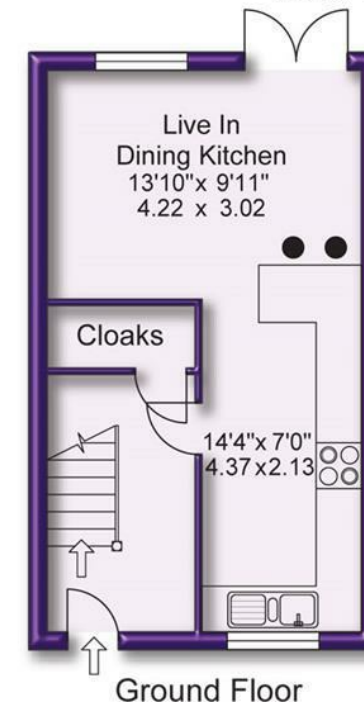
These Bedrooms are served by the Family Bathroom, fitted with a white suite with chrome fittings, providing, a bath with mixer shower fitting, vanity unit wash hand basin, WC, tiling to the bath and shower surround and halogen lighting to the ceiling.

Externally, the property is approached via a paved Driveway offering off road parking. To the rear there is a Garage approached via Devonshire Road and an allocated parking space serving 64 Weldon Road.

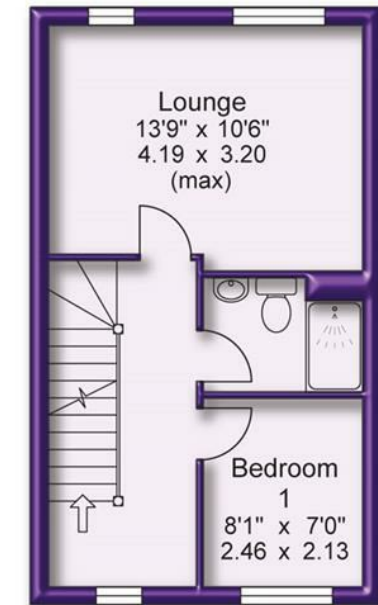
The property enjoys small, lawned Garden frontage. To the rear there is a low maintenance Garden providing a paved patio area adjacent to the back of the house. Beyond is a gravelled area with stocked borders. The Garden is enclosed within timber fencing.

Offered for sale with No Chain!

Approx Gross Floor Area = 1011 Sq. Feet
= 93.72 Sq. Metres



Second Floor



First Floor