



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

45 Woodfield Road

Altrincham, Cheshire, WA14 4ET



Offers Over £460,000

www.watersons.net

www.watersons.net





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

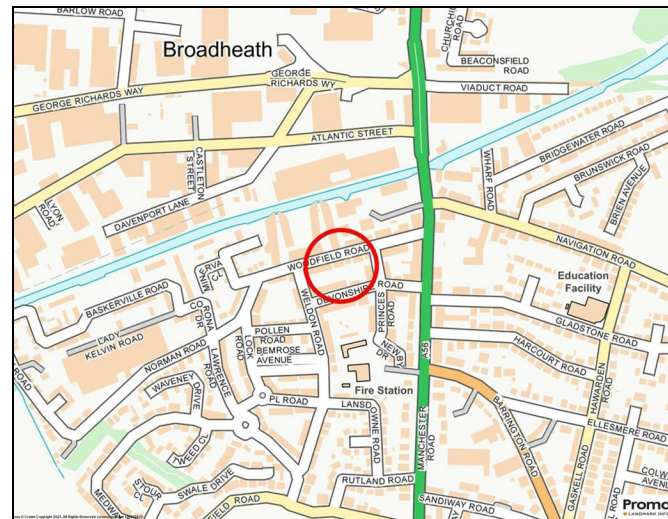


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED MODERN SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS WITH SUNNY ASPECT GARDENS, WALKING DISTANCE TO LOCAL SCHOOLS, ALTRINCHAM AND METROLINK. 1261sqft.

Hall. WC. Living/Dining Room. Kitchen. Four good Bedrooms. Three Bath/Showers. Driveway. Gardens. No Chain.



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 beautifully presented, Modern Semi Detached property ideally located within easy reach of the open space of John Leigh Park, excellent local schools and walking distance of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The superbly sized property is well presented throughout with the accommodation extending to some 1261 sq ft arranged over Three floors providing an Entrance Hall, WC, Open Plan Living and Dining Room and Kitchen to the Ground Floor and Four good size Bedrooms served by Three Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway providing off road parking for two cars and to the rear there is an attractive sunny aspect Garden.

This property is offered for sale with no chain and could be move into with the minimum of fuss.

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Tiled floor. Extractor fan.

Open Plan Living and Dining Room with French doors and window overlooking and providing access to the delightful gardens beyond.

Kitchen fitted with a range of contemporary, high gloss base and eye level units with worktops over, inset into which a stainless steel, one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, microwave combination oven, four ring gas hob with extractor fan over, fridge and freezer. There is space and plumbing for a freestanding washing machine and tumble dryer. Wall mounted gas central heating boiler housed within the units. Window to the front elevation. Tiled floor. Chrome finish LED lighting.

To the First Floor Landing there is access to Two Bedrooms served by Two Bath/Shower Rooms. A staircase rises to the Second Floor Landing. Airing cupboard housing the pressurised hot water system. Built in storage cupboard. Windows to the front and side elevations.

Principal Bedroom One with two windows to the rear elevation. Built in wardrobes with sliding doors along one wall providing ample hanging and storage space.

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 glazed sliding door, wash hand basin and WC. Tiling to the walls and floor. Chrome finish heated towel rail. Chrome finish lighting. Extractor fan.

Bedroom Two with windows to the front elevation. Built in wardrobes with sliding doors providing hanging and storage space.

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. Tiling to the walls and floor. Extractor fan. Chrome finish LED lighting. Chrome finish heated towel rail.

To the Second Floor Landing there is access to Two further Bedrooms and a Shower Room. Window to the side elevation. Loft access point.

Bedroom Three with sloping ceiling with two inset skylight windows. Access to roof void storage.

Bedroom Four with sloping ceiling and with inset skylight window. Access to roof void storage.

The Bedrooms are served by a Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Tiling to the shower and sink areas. Tiled floor. Chrome finish lighting. Extractor fan.

Externally, there is a Driveway providing off road Parking for two cars and a low maintenance gravelled frontage, retained from the road by way of hedging.

To the rear, the Gardens area a delightful feature with a paved patio area adjacent to the back of the house, accessed via the French doors from the Living and Dining Room. Beyond, the Garden is mainly laid lawn with gravelled areas and a well stocked raised border with a variety of plants, shrubs and trees, enclosed within timber fencing.

The Garden is South facing, therefore enjoys a sunny aspect throughout the day.

Detached Shed.

FREEHOLD - COUNCIL TAX BAND D

