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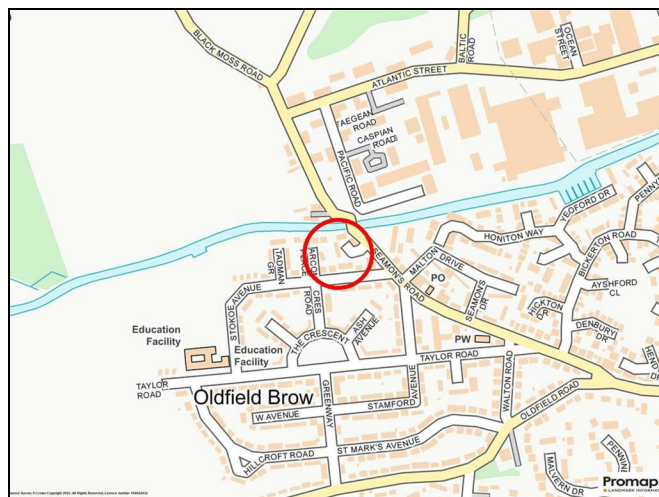


INDEPENDENT ESTATE AGENTS

# location



From Watersons office proceed along Ashley Road in the direction of Hale station, proceeding over the crossings, to the traffic lights. At the traffic lights, turn right on to the continuation of Ashley Road, over the mini roundabout into Altrincham Town Centre. Continue through the first set of traffic lights, where Ashley Road becomes Railway Street and in turn, Stamford New Road. Continue through the town centre, past the Railway Station and through traffic lights into Barrington Road. At the end of Barrington Road turn left onto the A56 Chester Road/Dunham Road and take the second right turn into Oldfield Road, opposite the George and Dragon Hotel. Continue along for a distance, bearing right where the road forks into Seamons Road. Continue along virtually the full length of Seamons Road and take a left turn into Alstone Drive, where the property will be found straight ahead.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 1 Alstone Drive Altrincham, WA14 4LD



**A WELL PROPORTIONED DETACHED FAMILY HOME OFFERING EXCELLENT POTENTIAL TO UPDATE AND IMPROVE, PEACEFULLY LOCATED CLOSE TO OLDFIELD BROW PRIMARY SCHOOL, THE BRIDGEWATER CANAL AND THE TRANS PENNINE TRAIL. 1139SQFT.**

**Porch. Hall. Living and Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom/Shower Room. Parking. Gardens. No Chain!**

**£405,000**

# in detail



An excellent opportunity to acquire this Three Bedroom Detached family home with excellent potential to update, extend and improve, peacefully located on this cul-de-sac within a few minutes walk of the Bridgewater Canal and the Trans Pennine Trail providing canal side and trail walks towards Sale and Manchester in one direction and towards Lymm in the opposite direction.

In addition, the property is within walking distance of Oldfield Brow Primary School and the open space of John Leigh Park.

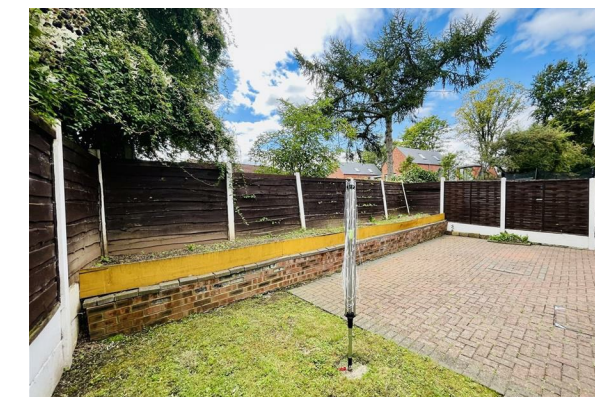
The property provides accommodation arranged over Two Floors, extending to approximately 1146 square feet providing an Entrance Porch leading to a Hall with a through Living and Dining Room off, in addition to a Breakfast Kitchen with garden aspect and access.

To the First Floor are Three good sized Bedrooms, served by a Family Bathroom/Shower Room.

Externally, a Driveway provides off street Parking to the front and leads to the Integral Garage. The property enjoys a Garden frontage whilst to the rear the Garden has been paved for ease of maintenance and enjoys a sunny West facing aspect.

The property has uPVC double glazing, gas central heating and is offered for sale with no chain.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1139 Sq. Feet  
(Garage included) = 105.59 Sq. Metres

