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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

25 The Carriages Booth Road

Altrincham, WA14 4AF



£625,000

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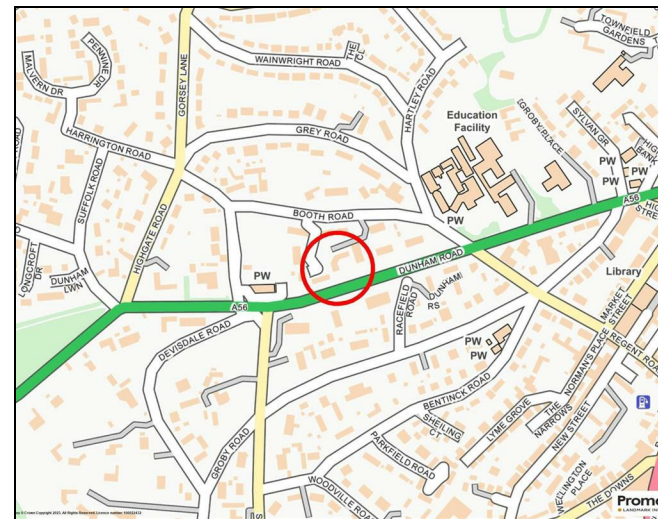
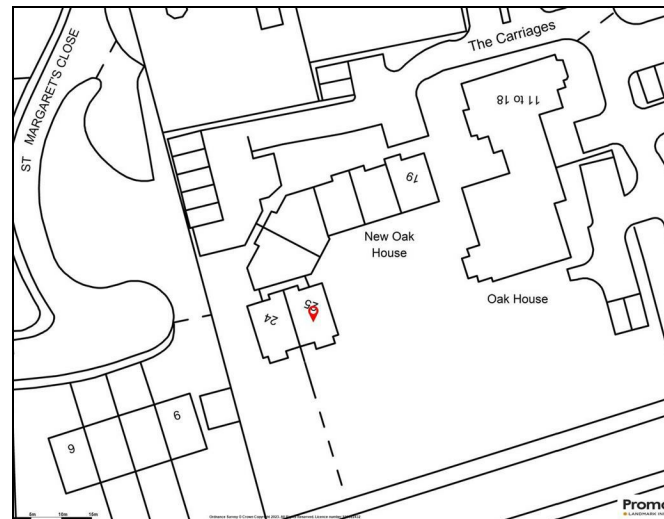


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED FOUR BEDROOM TOWNHOUSE POSITIONED ON THIS LOVELY DEVELOPMENT. WALKING DISTANCE TO ALTRINCHAM.

Porch. Hall. Study Area. GFWC. Open Plan Living Dining Room. Breakfast Kitchen. Four Bedrooms. Three Bath/Shower Rooms. Garage. Communal Parking. Communal 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 substantial and well presented modern Town House set within this superb purpose built development enjoying a fantastic location within walking distance of Altrincham Town Centre, the popular Market Quarter, excellent schools and the Metrolink.

The property offers spacious and versatile accommodation arranged over Three Floors with the accommodation extending to some 1964 square foot providing a Hall, WC, Two Reception Areas, Study, Utility and Breakfast Kitchen served by Four Bedrooms and Three Bath/Shower Rooms.

Externally, there is access to Resident Parking and with the additional benefit of a Single Garage. The Carriages development is set within a wonderfully maintained and attractive Communal Gardens.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Portico 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 cupboard.

Guest Bedroom 4 with windows and doors to the front and side elevation, enjoying views over the Communal Gardens and providing access to a private paved patio area.

This room is served by an En Suite Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower. Wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation.

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 and floors. Opaque window to the front elevation.

Study Area with door providing access to the Rear Gardens.

Airing cupboard which houses the hot water cylinder.

Utility Room fitted with a range of units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space and plumbing for a washing machine and dryer. Wall mounted gas central heating boiler. Opaque window to the side elevation.

To the First Floor Landing there is access to an Open Plan Living and Dining Room and a Kitchen.

Open Plan Living and Dining Room with windows to the front and side elevations enjoying views over the Communal Gardens. To the chimney breast there is a coal effect gas fire with marble hearth and wood surround. Built in shelving to either side of the chimney breast recess. Entry phone system.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Breakfast bar. Integrated appliances include a stainless steel double oven, four ring hob and extractor fan over and dishwasher. There is space for additional kitchen appliances.

To the Second Floor Landing there is access to Three Bedrooms and Two Bath/Shower Rooms.

Principal Bedroom One with windows to the front and side elevation enjoying delightful views over the Communal Gardens. Built in wardrobes along one wall providing ample hanging and storage space. Built in dressing table and cupboards.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings providing a walk in wet room style shower with thermostatic shower and glazed screen, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation.

Bedroom Two with window to the side elevation.

Bedroom Three with window to the side elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower over, wash hand basin with built in storage and WC. Extensive tiling to the walls and floors.

25 The Carriages is accessed via a shared Driveway and is positioned to the rear of the development with allocated Resident parking and the additional benefit of a Single Garage with remotely operated up and over door.

The development enjoys wonderfully maintained Communal Gardens with a large area of lawn and numerous mature trees and bushes surrounding the perimeter providing a lovely mature aspect.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

- Leasehold - Term : 250 years from 1 May 1990 - The Freehold is held equally by the leaseholders
- Council Tax Band G

