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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£625,000

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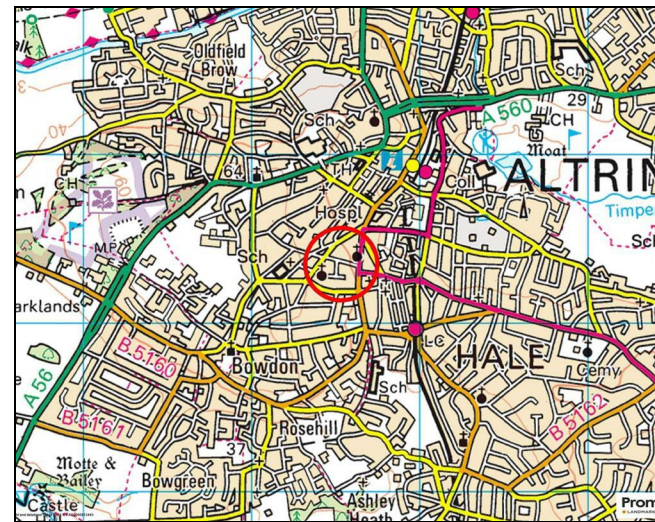
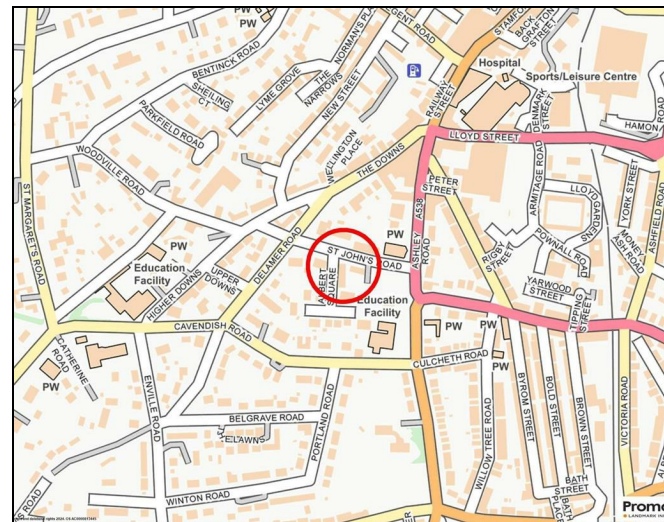
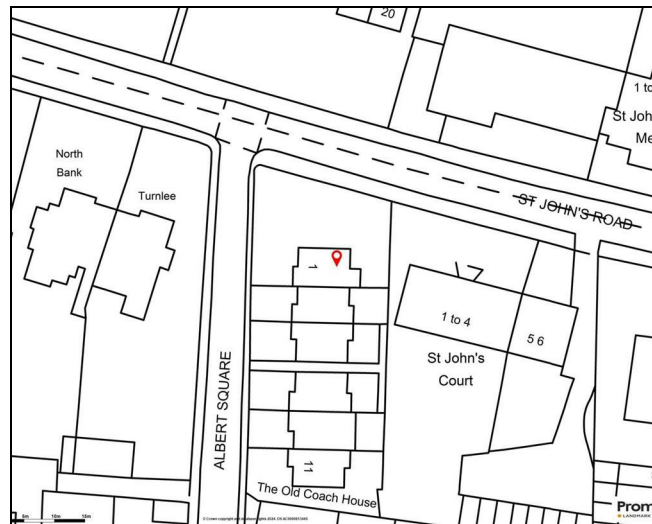


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED AND UPDATED NEO GEORGIAN STYLE PROPERTY ENJOYING A GENEROUS GARDEN PLOT, DESIRABLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE.

Hall. GFWC. 220sqft Living and Dining Room. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Lovely 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 superbly presented, updated and improved Neo Georgian style property being the end house of just four similarly designed properties, superbly located on this enormously desirable road within a moments walk of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter and also within walking distance of Hale Village with its range of fashionable shops, restaurants and bars.

The property is equally ideal for a professional single or couple, young family or someone looking to downsize from a larger family home and enjoys a generous corner garden plot with attractive garden areas laid to the front side and rear enjoying aspects towards St Johns Church.

The accommodation has been recently updated and improved with excellent specification kitchen and bathroom fittings and provides:

To the Ground Floor:

Entrance Hall with well appointed Ground Floor WC off.

A door leads through from the Hall to the 220 square foot Open Plan Living and Dining Room with wood finish flooring, a bow window and folding doors enjoying aspects of and giving access to the gardens.

The Living and Dining Room is in turn open plan to the Breakfast Kitchen, also enjoying garden aspects and fitted with a modern range of units with Silestone worktops returning to a breakfast bar. Integrated appliances by Neff to include an oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

Off the First Floor Landing are Three really good sized bedrooms, one utilised as a Home Study, with the Principal Bedroom enjoying a particularly attractive double aspect view towards St Johns Church.

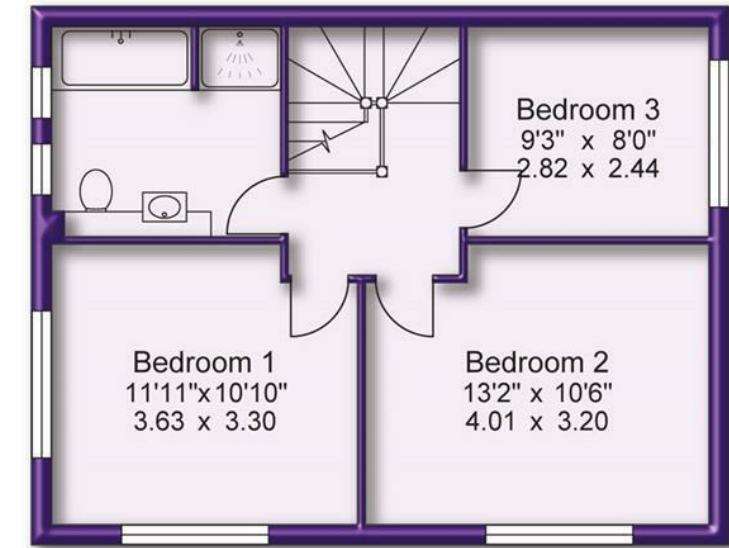
The Bedrooms are served by the stylishly appointed Bathroom fitted with a white suite with chrome fittings, providing a double ended bath, enclosed shower cubicle, wash hand basin and WC. Extensive tiling to the walls and floor.

Externally, a Driveway provides off street Parking and in turn leads to the Integral Single Garage which provides potential to convert into additional living space, subject to any necessary consents, as evidenced in neighboring properties.

The Garden plot is really one of the most impressive features of the property, laid to the front, side and rear with areas of paved patio, gravel and lawn, enclosed with mature borders of shrubs, bushes, trees and plans and as aforementioned enjoying attractive aspects towards St Johns Church.

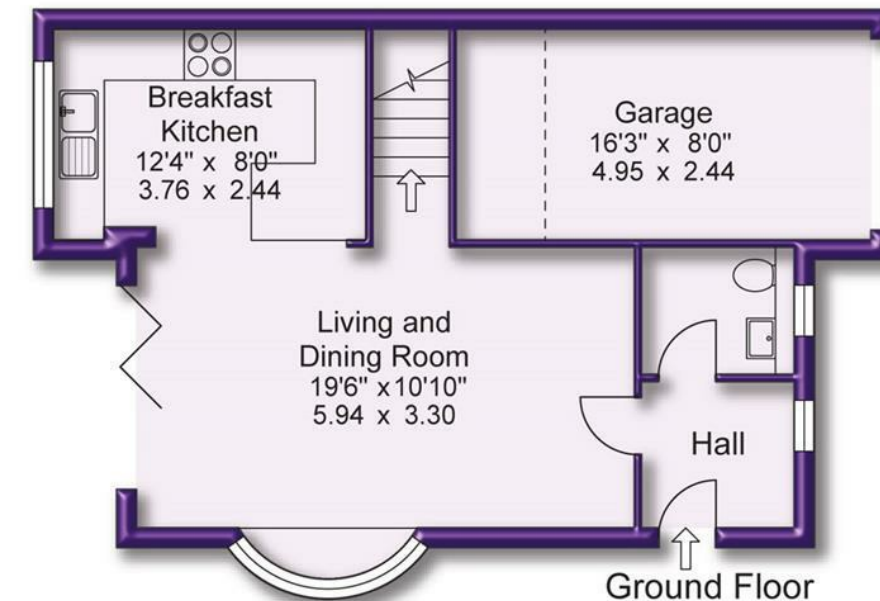
The nature and orientation of the garden means that it enjoys sun literally throughout the day.

- Tenure tbc
- Council Tax Band E



First Floor

Approx Gross Floor Area = 1064 Sq. Feet
= 98.9 Sq. Metres



Ground Floor