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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£435,000

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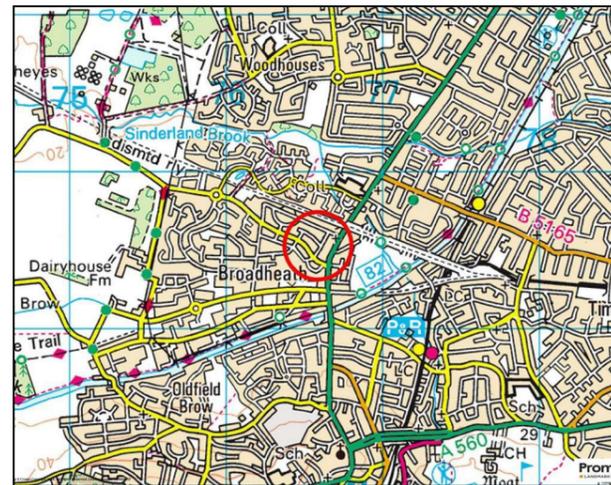
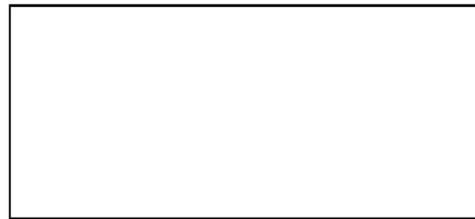


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED AND EXTENDED, BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDENS, WALKING DISTANCE TO LOCAL SCHOOLS, SHOPS, ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1371SQFT.

Porch. Hall. WC. Lounge. Dining Conservatory. Kitchen. Family Room. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Single 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 extended bay fronted Semi Detached family home located in this popular residential area close to local shops, schools and Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink.

The property is arranged over two floors with the accommodation extending to some 1371 square feet providing a Hall, WC, Lounge, Dining Conservatory, Kitchen and Family Room to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road parking and to the rear a good size south west facing Garden enjoying a sunny aspect.

Comprising:

Enclosed Porch with windows and doors to the front elevation. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A spindle balustrade staircase rises to the First Floor. Opaque window.

Lounge with bay window to the front elevation. Cast iron wood burning stone to the chimney breast.

Dining Conservatory with vaulted ceiling and doors and windows to the side and rear elevations enjoys views over the gardens.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring hob and extractor fan over. There is space and plumbing for additional appliances. Wall mounted gas central heating boiler. Window to the rear elevation enjoying views over the gardens. Access to useful under stairs storage.

Inner Hall with doors providing access to the Family Room, WC and courtesy door to the Integral Garage.

Family Room with door and window enjoying views over and providing access to the garden to the rear.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiled floor.

To the First Floor Landing there is access to Four Bedrooms, served by Two Bath/Shower Rooms. Loft access point.

Bedroom One with window enjoying views over the gardens to the rear. There are built in wardrobes, cupboards and drawers providing ample hanging and storage space.

Bedroom Two with bay window to the front elevation. Built in wardrobes providing ample hanging and storage space.

Bedroom Three with bay window to the front elevation.

Bedroom Four with window to the rear elevation.

Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floors.

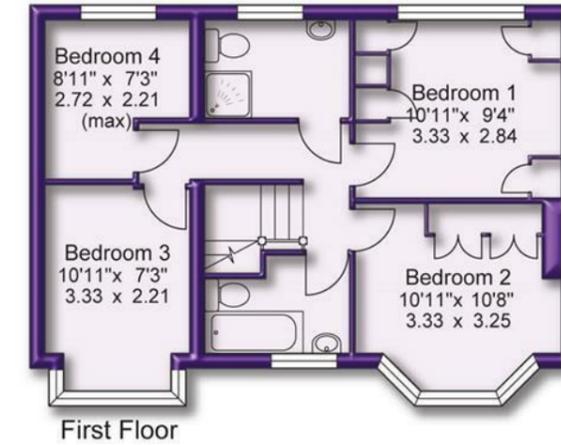
Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with electric shower and glazed sliding doors, wash hand basin and WC. Opaque window to the rear elevation. Extensive tiling to the walls and floor.

Externally, there is a Driveway providing off road parking, returning in front of the Integral Single Garage with up and over door.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Dining Conservatory and Family Room. Beyond, the Garden is well stocked with a variety of plants, shrubs and trees and enjoys a pond and water features.

The Garden enjoys a South facing, therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1371 Sq. Feet
= 127.09 Sq. Metres

