



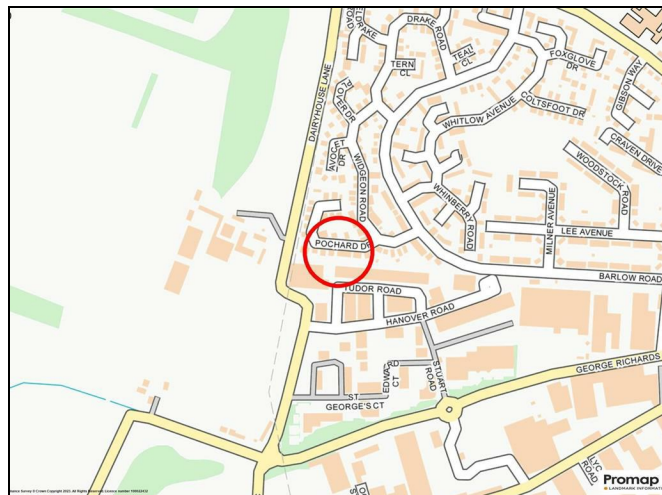
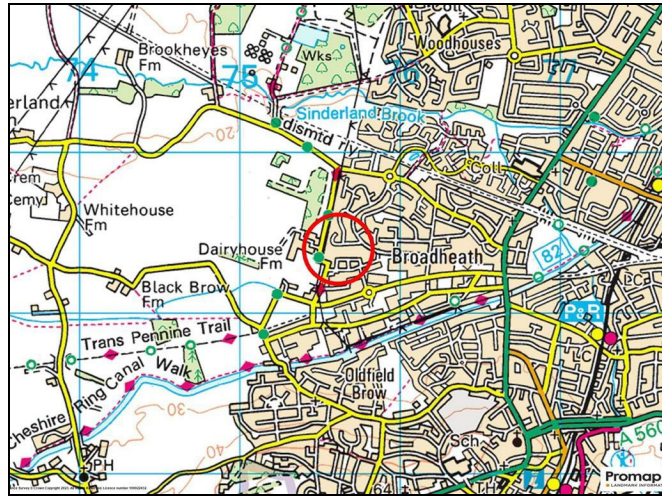
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INDEPENDENT ESTATE AGENTS

location



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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

13 Pochard Drive Broadheath, Altrincham, WA14 5NJ



A BEAUTIFULLY PRESENTED AND EXTENDED MODERN DETACHED FAMILY HOME WITH SOUTH FACING GARDEN IN A POPULAR NEIGHBOURHOOD CLOSE TO ALTRINCHAM RETAIL PARK, LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 898 SQFT.

Enclosed Porch. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Family Bathroom. Driveway. Gardens.

£375,000

in detail



A beautifully presented and extended Modern Detached family home located on a quiet cul-de-sac in a popular neighbourhood close to local shops, schools, Altrincham Retail Park and within easy reach of Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink.

The stylish property is arranged over Two Floors with the accommodation extending to some 898 square feet providing a Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and Three Bedrooms served by a Bathroom to the First Floor.



Externally, there is a paved Driveway providing off road parking and to the rear a south facing well maintained Garden with patio area.

Comprising:

Enclosed Porch with opaque windows to the front and side elevations.

Superbly sized Lounge with window to the front elevation and there is an attractive, pebble effect electric fireplace feature. A spindle balustrade staircase rises to the First Floor. Dado rail surround.

Impressive Open Plan Live In Dining Kitchen with ample space for a dining table and chairs. Access to useful understairs storage.



The Kitchen Area is fitted with an extensive range of cream colored, high gloss base and eye level units with solid wood worktops over, inset into which is a stainless steel circular sink and drainer unit with mixer tap over and tiled splash back. The units incorporate an Island unit with space for breakfast bar stools. Integrated appliances include a stainless steel pyrolytic oven, microwave combination oven, four ring induction hob with extractor fan over, fridge freezer and dishwasher. There is space and plumbing for a washing machine or washer dryer.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Opaque window to the side elevation. Loft access point. Dado rail surround.

Bedroom One with window to the front elevation. There are built in wardrobes providing ample hanging and storage space.

Bedroom Two with window to the rear elevation enjoying views over the gardens.

Bedroom Three is a Single Room with window to the front elevation. Built in wardrobe housing a wall mounted gas central heating boiler.

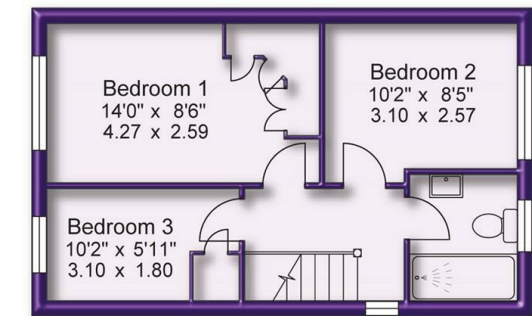
The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower over and glazed screen, wash hand basin and WC.

Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage enclosed within hedging.



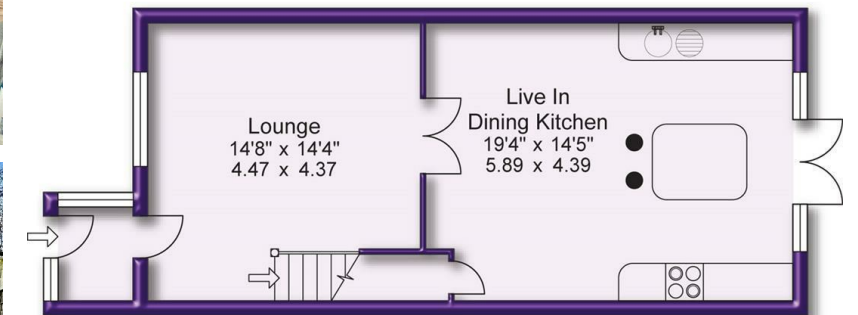
To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing. The Garden is south facing so therefore enjoys a sunny aspect.

- Freehold - Council Tax Band C



First Floor

Approx Gross Floor Area = 898 Sq. Feet
= 83.24 Sq. Metres



Ground Floor