



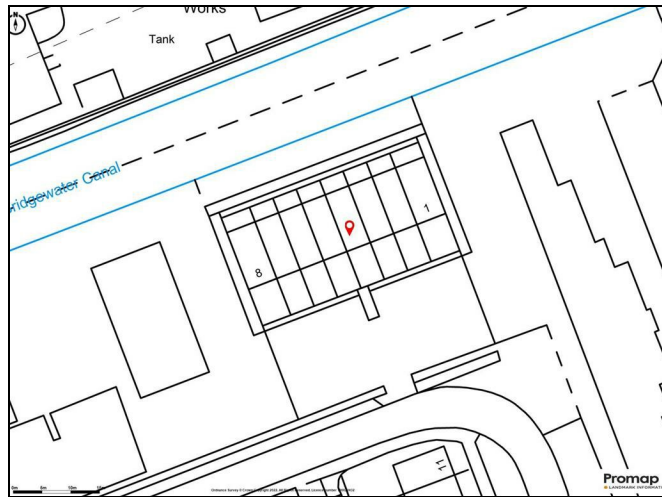
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INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre, past the station to the next set of traffic lights and continue across onto Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road. Keep left where Woodfield Road becomes Norman Road and take a right turn into Lawrence Road. Turn left onto Baskerville Road and Julian Way will be found on the left hand side.



# 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			94
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

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# 4 Juliana Way Altrincham, WA14 4YE

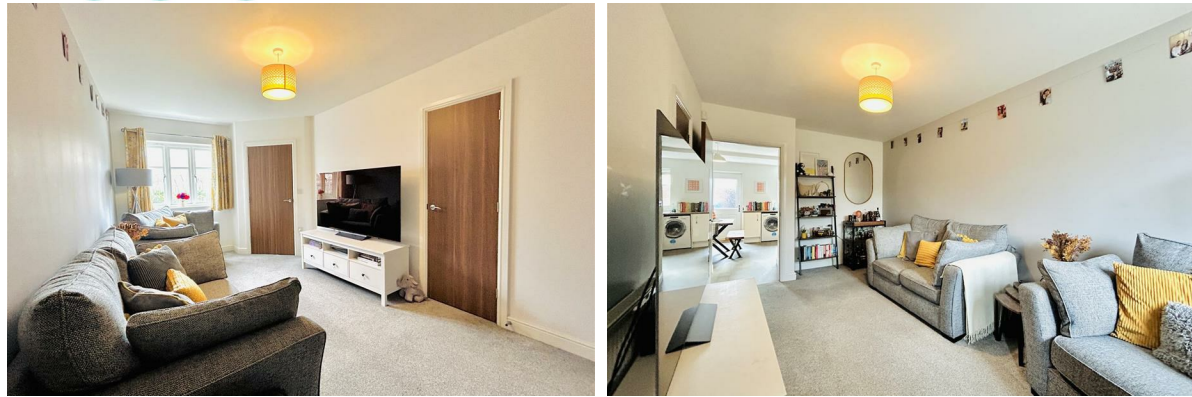


**A MODERN TOWN HOUSE ON THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE, JOHN LEIGH PARK AND WITH CANAL SIDE WALKS ON THE DOORSTEP 1069sqft.**

**Hall. Lounge. Dining Kitchen. WC. Three Bedrooms. Two Bath/Showers. Balcony with canal views. Two Parking Spaces. South Facing Garden**

**£435,000**

# in detail



A most attractively designed, recently completed property on the popular Egerton Park development by Morris Homes and enjoying a wonderful position adjacent to and overlooking the Bridgewater Canal.

The location is exceptional, within walking distance of Navigation Road Metrolink, Altrincham Town Centre, its facilities and the popular Market Quarter, with canal side walks literally on the doorstep and with the open space of John Leigh Park nearby. In addition, the property is located appropriately midway between Navigation Road and Oldfield Brow Primary Schools.



The property is stylishly presented throughout with excellent specification kitchen and bathroom fittings and has accommodation arranged over Three Floors providing a Lounge, Dining Kitchen and WC to the Ground Floor and has Three excellent Bedrooms over the Two Upper Floors, served by Two well appointed Bath/Shower Rooms. The Top Floor Principal Bedroom enjoys a Balcony with canal views and a spacious En Suite Shower Room.

Externally, there are appealing Gardens set out to the front and rear and are Two Allocated Parking spaces positioned to the rear serving the property.

Comprising:  
Entrance door to Entrance Hall with staircase to the First Floor and door to the:

Lounge with window to the front overlooking the canal. Useful understairs storage cupboard. Door to the:



Dining Kitchen with windows enjoying an aspect of the rear garden and a door provides access to the same. The Kitchen is fitted with a range of modern white high gloss base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher.

Ground Floor WC well appointed with a white suite and chrome fitting of WC and wash hand basin.

First Floor Landing with window to the front overlooking the canal, and a continuation of the staircase to the Second Floor. Doors give access to Two Bedrooms and the Family Bathroom.

Bedroom One is a well proportioned Double Room with two windows to the rear elevation.

Bedroom Two with windows overlooking the canal to the front.

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

Second Floor Landing giving access to:  
Principal Bedroom Three with French doors providing access to a walled Balcony enjoying a delightful aspect across the canal to the front with views to the City and Pennines in the distance. Storage cupboard. Loft access point.



This Bedroom is served by a spacious En Suite Shower Room with a window to the rear elevation and fitted with a modern white suite and chrome fittings, providing a shower cubicle with independent electric shower, wash hand basin and WC. Tiling to the walls and floor.

Externally, to the rear of the property there is a Parking Area serving the properties on Juliana Way which is accessed via Baskerville Road. Within this area there are Two Allocated Parking Spaces serving 4 Juliana Way.



From here a short footpath also gives access to a gate though to the rear Garden providing day to day access into the property via the Dining Kitchen. In addition, from the front adjacent to the canal there is a footpath approaching the properties on Juliana Way and leading to the front door.

The front Garden is laid to a neatly tended area of lawn retained behind a dwarf brick wall.

The Garden to the rear enjoys a South facing sunny aspect and has a paved path and patio area adjacent to the back of the house. Beyond, the Garden is laid principally to astroturf and enclosed with timber fencing and a gate gives access to a right of way to the Parking Area.

An excellent property in a lovely position.

- Freehold
- Council Tax Band D

