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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

5 Granford Close

Altrincham, WA14 1NE



£375,000





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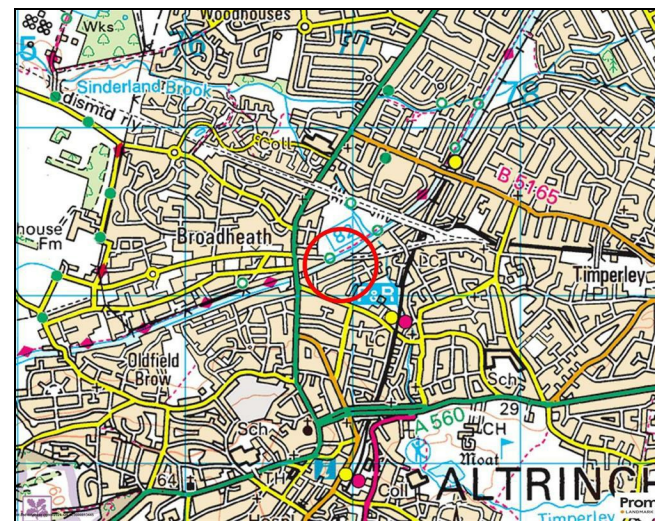
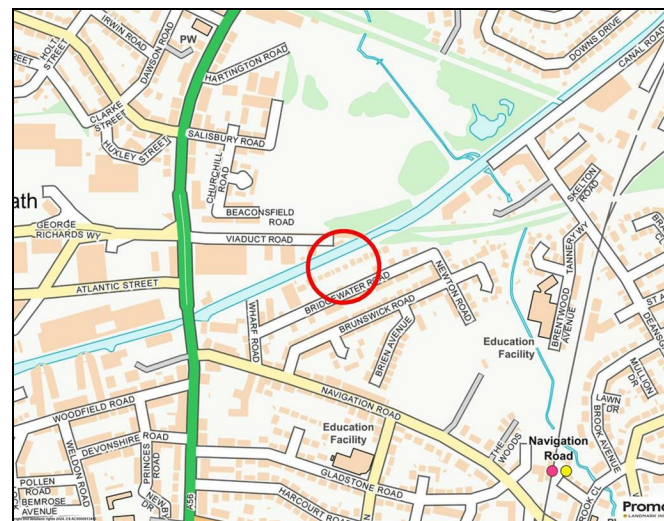


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

*****BEST AND FINALS OFFERS BY WEDNESDAY 6TH OF MARCH AT 12.00 MID-DAY - ALL OFFERS BY EMAIL TO THE HALE OFFICE - PLEASE INCLUDE FULL PROOF OF FUNDS &/OR MORTGAGE AGREEMENT IN PRINCIPLE BY THE DEADLINE*****

A BEAUTIFULLY PRESENTED MODERN FAMILY HOME ON A QUIET CUL DE SAC ENJOYING CANAL VIEWS AND IN A POPULAR NEIGHBOURHOOD WALKING DISTANCE TO THE METRO AND LOCAL SCHOOLS. 876SQFT.

Entrance Vestibule. Lounge. Dining Kitchen. Family Room. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. Garage/Store. 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 beautifully presented, updated and extended Modern Family Home enjoying idyllic Canal views to the rear and enjoying a quiet cul-de-sac position, located in this popular neighbourhood and being close to local schools, convenience shops, Navigation Road Metrolink, Broadheath Retail Park and Altrincham Town Centre with all its amenities and the popular market quarter.

The stylish property is arranged over Two Floors with the accommodation extending to some 876 sq ft providing an Entrance Vestibule, Lounge and Dining Kitchen served by Three good sized Bedrooms and Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway returning in front of a Garage Store and to the rear, there are delightful low maintenance Gardens.

Comprising:

Canopy Porch. Entrance Vestibule.

Lounge with bay window to the front elevation and there is a pebble effect fireplace feature to the chimney breast. A spindle balustrade staircase rises to the First Floor. Coved ceiling.

Dining Kitchen with two windows to the rear elevation enjoying views over the gardens. The Kitchen Area is fitted with an extensive range of 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 and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over and dishwasher. There is space and plumbing for a washing machine and fridge freezer.

Family Room with bi-folding doors overlooking and providing access to the gardens to the rear. Coved ceiling. Courtesy door to Garage Store with up and over door.

To the First Floor Landing there is access to Three Double Bedrooms served by Two Bath/Shower Rooms. Built in airing cupboard providing excellent storage and housing the hot water cylinder. Loft access point.

Principal Bedroom One with window to the front elevation.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding door, wash hand basin and WC. Tiling to the walls.

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

Bedroom Three is a Third Double Room with window to the front 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 and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is a Driveway providing off road Parking and a low maintenance Garden frontage.

To the rear there is a delightful landscaped Garden designed with low maintenance in mind with a paved patio area adjacent to the back of the house, accessed via the folding doors from the Family Room. Beyond, there are pebble areas and raised stocked borders with a variety of plants, shrubs and trees.

The Garden is enclosed within timber fencing and brick walling.

This property is offered for sale with no chain can could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 876 Sq. Feet
= 81.3 Sq. Metres

