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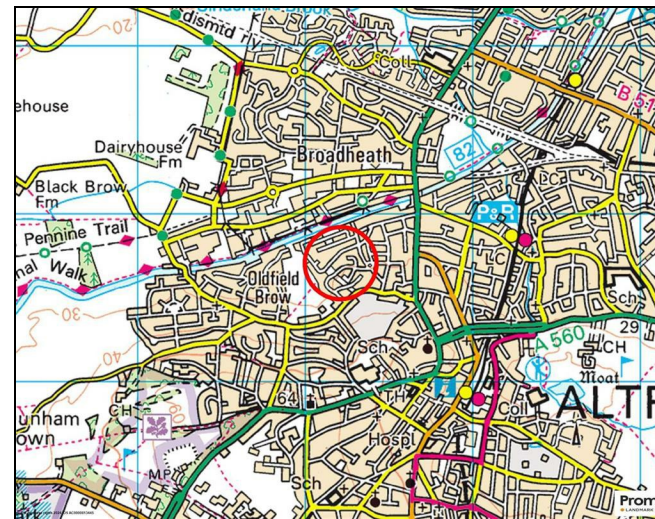
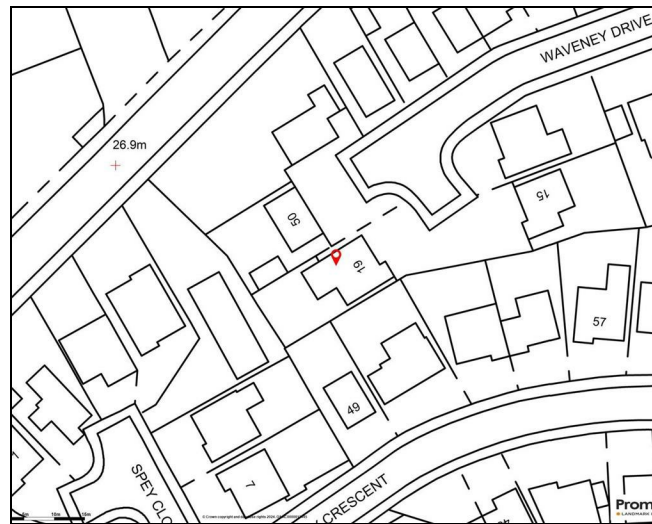
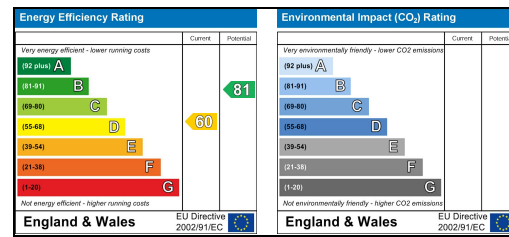


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## energy efficiency

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



# Overview

AN ATTRACTIVE, UPDATED AND EXTENDED MODERN DETACHED ON THIS POPULAR DEVELOPMENT ENJOYING A PEACEFUL CUL DE SAC POSITION, WALKING DISTANCE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 1493 SQFT.

Entrance Hall. WC. Living and Family Room. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. Driveway. 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

An attractive black and white rendered, updated and extended modern Detached family home located on this popular development, enjoying a quiet cul-de-sac position, walking distance to Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink. In addition to excellent schools and the open space of John Leigh Park which is literally on the doorstep.

The property offers well balanced family accommodation arranged over Two Floors extending to some 1493 square feet providing an Entrance Hall, WC, Living and Family Room, Dining Room and Breakfast Kitchen to the Ground Floor and Four Double Bedrooms served by Two Bath/Shower Rooms, One being an En Suite to the Principal Bedroom to the First Floor.

Externally, there is a Driveway providing ample off road Parking, returning in front of an Integral Single Garage and to the rear the Garden enjoys a lawned Garden with patio area enclosed within mature screening and timber fencing.

Comprising:

Covered Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor accommodation. Solid wood flooring. Access to useful under stairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the front elevation. Tiling to the walls and floor.

Dining Room with window to the front elevation and to the chimney breast there is an electric fireplace with stone hearth and surround.

Open Plan Living and Family Room with French doors overlooking and providing access to the gardens to the rear. Window to the side elevation. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated kitchen appliances include a dishwasher, washing machine, fridge freezer and separate freezer. There is space for a range cooker. Tiled floor. Window to the rear elevation and a door provide access to the same.

To the First Floor Landing there is access to Four Double Bedrooms served by Two Bath/Shower Rooms. Access to over stairs storage cupboard.

Principal Bedroom One with two windows to the front elevation. Coved ceiling.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding doors, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the side elevation.

Bedroom Two with window to the front elevation.

Bedroom Three with window to the rear elevation enjoying views over the gardens. Coved ceiling.

Bedroom Four with window to the rear elevation. There are built in wardrobe providing ample hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Chrome finish heated towel rails. Opaque window to the rear elevation.

Externally, there is a Driveway providing ample off road Parking, returning in front of the Integral Garage. Lawned Garden frontage with stocked borders. Timber built bin store.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Family Room and Breakfast Kitchen. Beyond, the Garden is laid with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1493 Sq. Feet  
= 138.6 Sq. Metres

