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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£475,000

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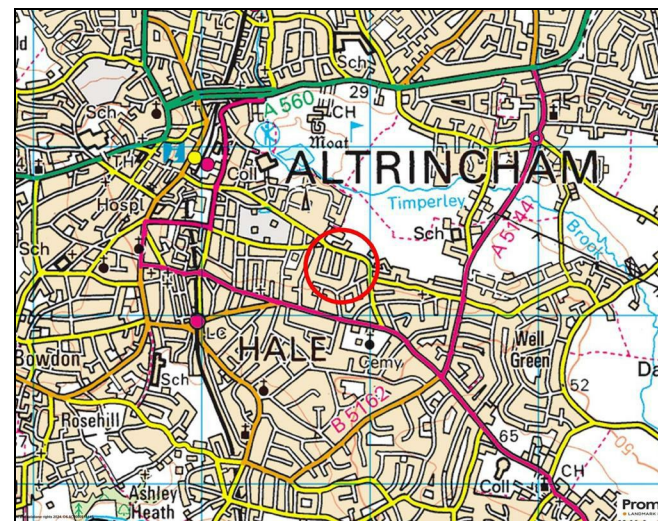
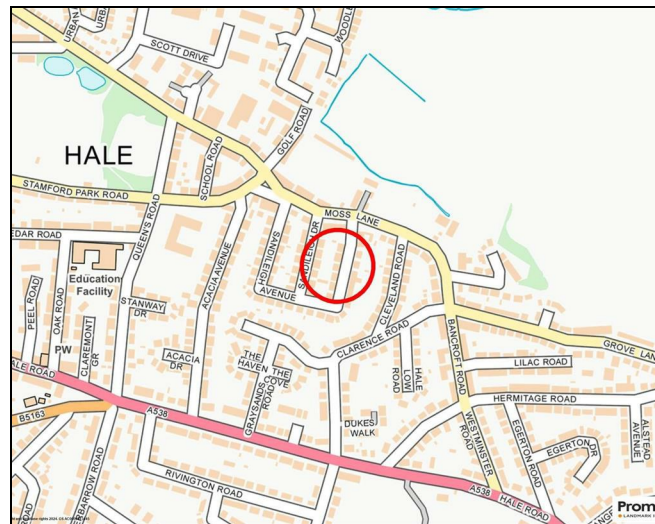
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-91) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(40-54) D	
(39-54) E		(21-39) E	
(21-38) F		(11-20) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

A WELL PRESENTED BAY FRONTED SEMI DETACHED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD WALKING DISTANCE OF STAMFORD PARK AND SCHOOL AND HALE AND ALTRINCHAM CENTRES. 959SQFT

Porch. Hall. Living/Dining Room. Conservatory. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Private West Facing Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 bay fronted Semi Detached family home located in this extremely popular area, within walking distance of Stamford Park and School, and within easy reach of both Hale Village and Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

The immaculate property is arranged over Two Floors with the accommodation extending to some 959 square feet providing a Hall, Living/Dining Room, Conservatory and Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is Driveway providing off road Parking and to the rear a well screened, private West facing Garden.

Comprising:

Recessed Porch with UPVC door and windows. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage. Picture rail surround. Built in meter cupboard.

Living and Dining Room is a dual Reception Room. To the Living area there is a bay window to the front elevation. To the chimney breast there is a coal effect electric fireplace feature with wood surround. Picture rail surround.

To the Dining Room there is an attractive feature to the chimney breast. French doors and windows overlook and provide access to the Conservatory. Picture rail surround.

Conservatory with vaulted ceiling and windows and French doors overlook and provide access to the private gardens to the rear. Tiled floor.

Breakfast Kitchen fitted with a range of white high gloss base and eye level units with worktops over incorporating a breakfast bar, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, microwave combination oven, four ring gas hob with extractor fan over and dishwasher. There is space and plumbing for additional kitchen appliances. Windows to the side and rear elevations and a door provides access to the same. To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Opaque window to the side elevation. Loft access point. Picture rail surround.

Bedroom One with bay window to the front elevation. There are built in wardrobes, drawers and shelves along one wall providing ample hanging and storage space. Picture rail surround.

Bedroom Two with window to the rear enjoying views over the garden. There are built in wardrobes, cupboards and shelves along one wall providing excellent hanging and storage space. Picture rail surround.

Bedroom Three is a Single Room with a window to the front elevation. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Opaque window to the side elevation. Tiling to the walls.

Externally, there is a Driveway providing off road Parking and a gate provides access to the Garden to the rear. 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 Conservatory and Breakfast Kitchen. Beyond, the West facing Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

- Freehold - £5 a year ground rent
- Council Tax Band D

Approx Gross Floor Area = 959 Sq. Feet
= 89.2 Sq. Metres

