



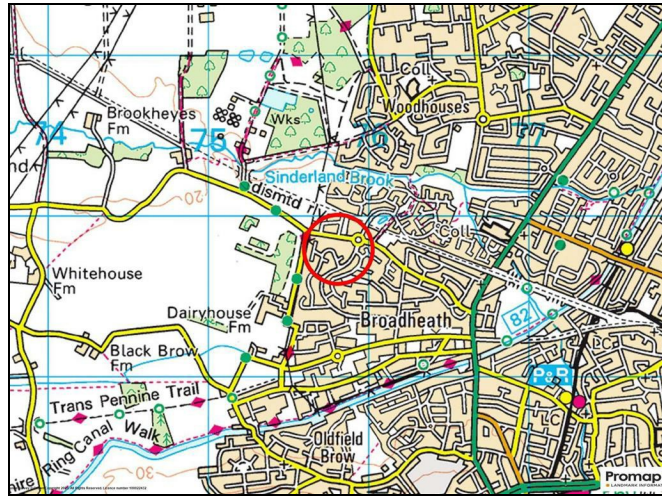
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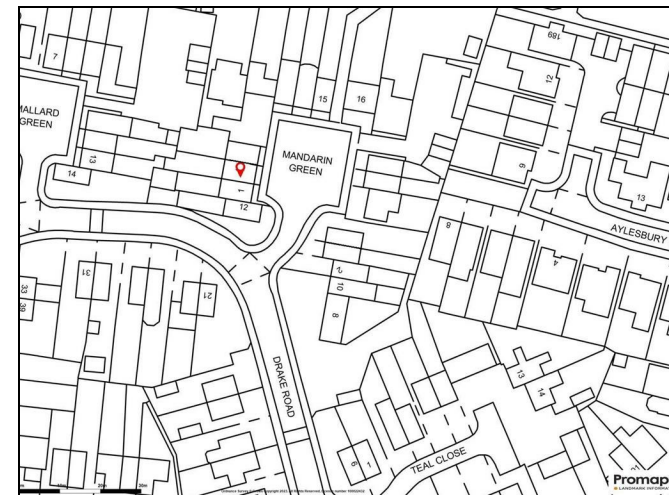
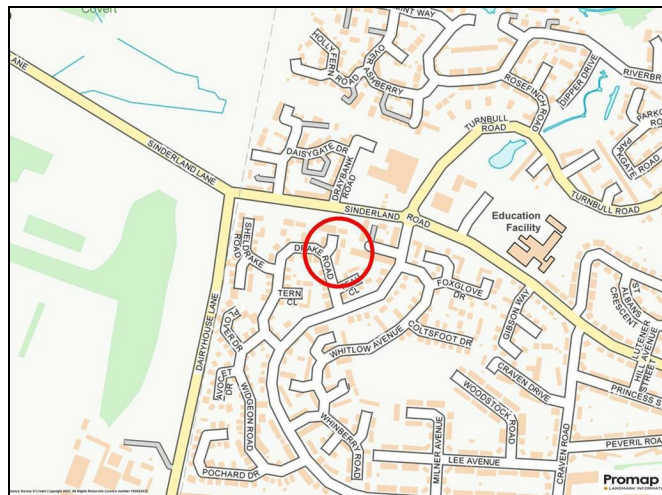


INDEPENDENT ESTATE AGENTS

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 railway station and through a main set of traffic lights into Barrington Road. At the end of Barrington Road turn right at the traffic lights onto the main A56 Manchester Road. Continue for some distance turning left at another set of traffic lights into Sinderland Road. Proceed over the first mini roundabout and turn left at the second mini roundabout into Barlow Road and take the first right turning into Drake Road then turn right onto Mandarin Green where the property 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) 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	

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.



INDEPENDENT ESTATE AGENTS

3 Mandarin Green Broadheath, Altrincham, WA14 5LW



A WELL PRESENTED MODERN TERRACED FAMILY HOME WITH GOOD SIZE WEST FACING GARDEN CLOSE TO ALTRINCHAM RETAIL PARK, LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 719 SQFT.

Lounge. Dining Kitchen. Three Bedrooms. Family Shower Room. Driveway. Garage. Gardens.

£275,000

in detail



A well presented Modern Terraced property 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 property is arranged over Two Floors with the accommodation extending to some 719 square feet providing a Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms served by a Shower Room to the First Floor.



- Leasehold - 999 Years from 01/01/1982
- Council Tax Band B



Externally, there is a Driveway accessed via Drake Road returning in front of a Detached Garage and to the rear a West facing well maintained Garden with patio area.

Comprising:

Canopied Porch. Open Plan Lounge with staircase rising to the First Floor. Window to the front elevation. There is a coal effect gas fire to the chimney breast. Access to useful under stairs storage.

Dining Kitchen fitted with a 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 splash back. Integrated appliances include an oven, four ring gas hob with extractor fan over and there is space and plumbing for a washing machine and dryer. Wall mounted water heater. Window to the rear elevation enjoying views over the gardens and a door and additional window provide access to the same.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Shower Room. Loft access point.

Bedroom One with window to the front elevation.

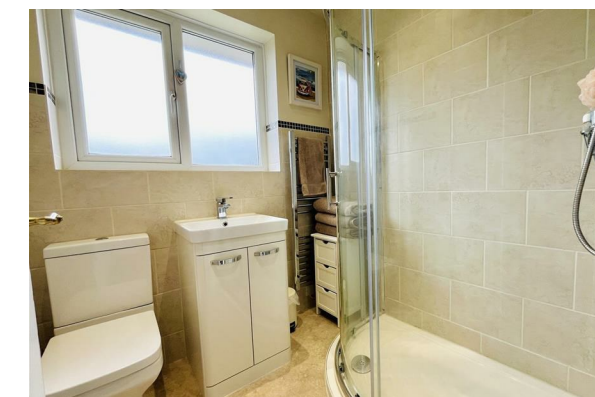
Bedroom Two with window to the rear elevation enjoying views over the gardens.

Bedroom Three with window to the front elevation. Access to useful storage cupboard.

The Bedrooms are served by a well appointed Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, dual attachments and glazed sliding doors, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the rear elevation.

Externally, there is a Driveway accessed via Drake Road returning in front of a Detached Garage. To the front of the property there is on road parking and a path leads to the front door.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the door from the Dining Kitchen. Beyond the Garden is laid to astroturf with gravelled borders. A gate provides access to the Detached Garage. The Gardens are West facing therefore enjoy a sunny aspect through the afternoon and early evening.



Approx Gross Floor Area = 842 Sq. Feet
(inc. Garage) = 78.2 Sq. Metres
Approx Gross Floor Area = 720 Sq. Feet
(exc. Garage) = 66.8 Sq. Metres

