



- Modern Mews Property
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Downstairs WC
- Parking
- Garden
- Cul-De-Sac Location

5 Braystones Close  
Altrincham, WA15 7RB

£260,000

A two double bedroom mid mews property, located on this highly desirable modern development. The accommodation comprises of an entrance hall, downstairs WC, lounge and dining kitchen. To the first floor there are two good sized bedrooms and a bathroom. Externally to the front there is a garden and a driveway providing off road parking. To the rear there is an enclosed, low maintenance garden. Ideal first time buyer purchase.

### Ground Floor

**Entrance Hall 5' 3" x 4' 1" (1.60m x 1.24m)**

Radiator, laminate floor, stairs to first floor.

**Downstairs WC 5' 0" x 3' 0" (1.52m x 0.91m)**

Low level WC, wash basin, radiator.

**Lounge 15' 2" x 10' 0" (4.62m x 3.05m)**

Laminate flooring, radiator, window to front.

**Dining Kitchen 12' 8" x 7' 7" (3.86m x 2.31m)**

Fitted with a range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, space for washing machine and fridge freezer, radiator, window to rear, door leading to rear garden.





## First Floor

### Landing

Radiator, storage cupboard, access to roof void.

**Bedroom One** 10' 9" x 9' 1" (3.27m x 2.77m)

Built in double wardrobes, radiator, window to rear.



**Bedroom Two** 12' 9" x 7' 6" (3.88m x 2.28m)

Radiator, windows to front.



**Bathroom** 6' 2" x 5' 6" (1.88m x 1.68m)

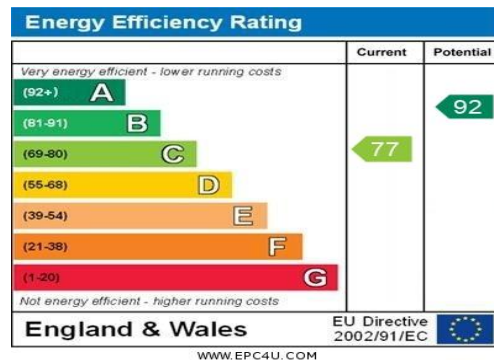
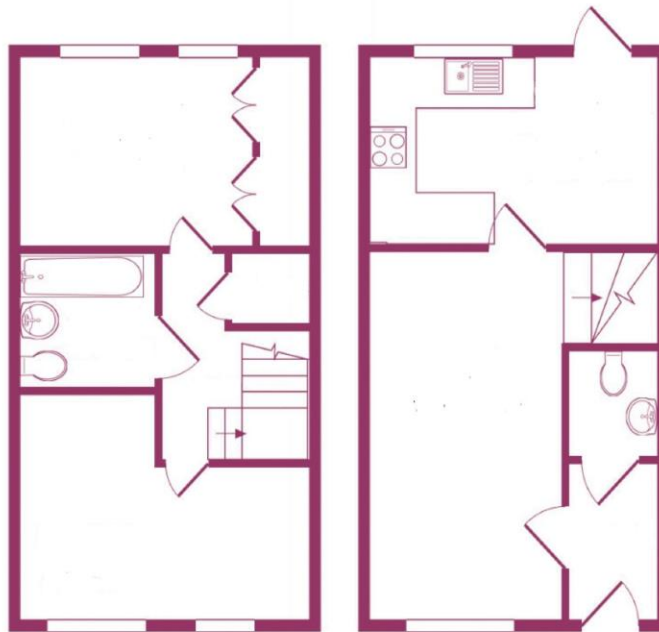
Suite comprising of a low level WC, wash basin, walk in shower, towel radiator, spot lighting.



### External

Externally to the front there is a garden and a driveway providing off road parking. To the rear there is an enclosed, low maintenance garden.





**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

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