



**£625,000**

**TENURE : FREEHOLD**

**Baskerville Road, Altrincham, WA14**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 2**

**Recent new build**

**Still within it's NHBC warranty**

**FREEHOLD**

**NO CHAIN**

**Long Driveway and Large  
Detached Garage**

**A superbly proportioned**

**Trading Places Estate Agents**  
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Website: <https://www.tradingplaces.co.uk/>

**TRADING PLACES**

**\*\*NO ONWARD VENDOR CHAIN\*\*** - An exceptional FOUR BEDROOM/TWO BATHROOM 1370SQFT DETACHED FAMILY HOME positioned on the highly sought after and exclusive Egerton Park by Morris Homes, all constructed within the historic and attractive Linotype works development. The property is located within walking distance of the Bridgwater canal-side providing pleasant walks towards Dunham Massey and beyond, yet falling within walking distance of excellent schools, Navigation Metrolink, Altrincham Town Centre, and the artisan Market Quarter. Family-friendly John Leigh Park is also located within a stroll. This nearly new FREEHOLD property offers well-proportioned and beautifully appointed accommodation that briefly comprises; Hallway, generous sized living room, bright and spacious fitted dining kitchen with intergrated Neff appliances from the dining area there is bi-folding doors opening to the rear garden, and a separate utility room with downstairs W.C. Porcelanose tiled floor throughout the groundfloor. On the 1st floor, there is a sizeable landing, four well-proportioned bedrooms served by a stylish family bathroom with a 3-piece suite and shower over bath. The Principal Bedroom benefits from fitted wardrobes and an En-suite. Externally, there is extensive parking to the front and side of the property in addition to an detached garage. The well-tended rear garden with patio area is of a good size, laid principally to artifical lawn, and ideal for families with children and outside entertaining.

## **Making offers on Trading Places Houses**

**Your offer needs to be in writing to the below email with your position and any necessary supporting documents. 0161 747 0022 (option 1 calls all branches) email [Chloe@tradingplacesurmston.co.uk](mailto:Chloe@tradingplacesurmston.co.uk) with all offers**

**All offers need to be accompanied with proof of funds**

- 1. ID showing full names of all parties purchasing** (including middle names)
- 2. Please confirm your current situation again** (first time buyer, living in rented, Sold, if sold please supply your estate agents details too etc)
- 3. Timescales** (if you are bound by a date you need to complete a sale by)
- 4. Proof of deposit** (i.e. bank statement, confirmation of a gift from parents, memo of sale if you have sold a house etc)
- 5. Mortgage agreement with mortgage advisors' details and phone number, if cash proof of cash**
- 6. Solicitors details** (most won't have yet but if you have please supply)

**Its highly unlikely for a vendor to accept an offer without proof of finances so please if something is missing inform / explain why and we will relay this to the vendor.**

If you wish to be referred to an independent mortgage advisor for some advice or wish to compare your current mortgage deal, please just ask.