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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 12 Parkfield Court, Parkfield Road

Altrincham, Cheshire, WA14 2BU



£750,000









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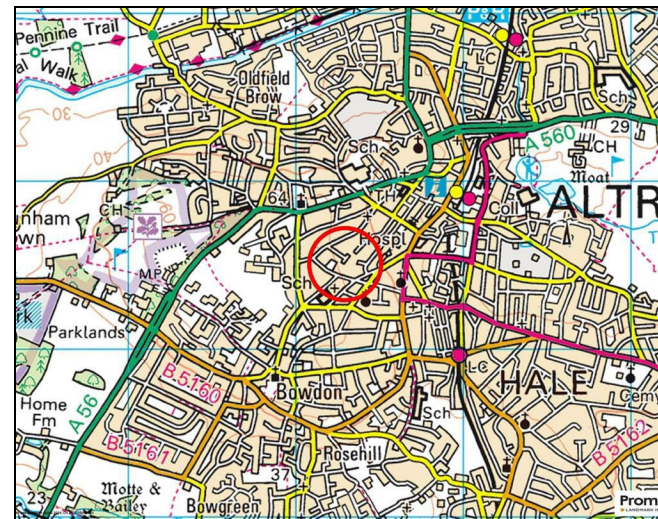
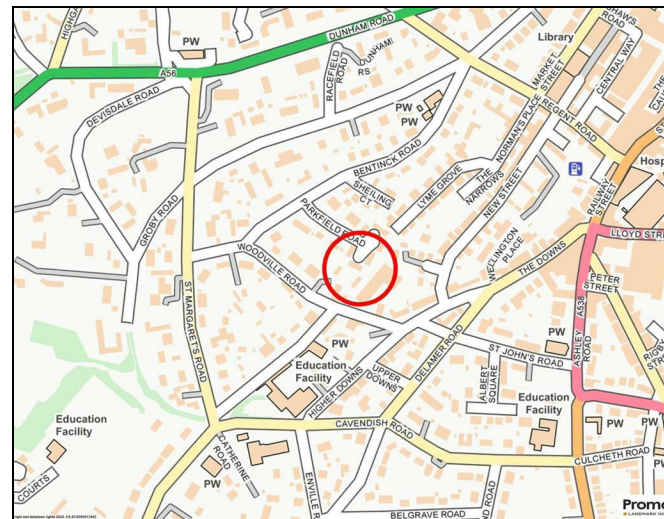


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# overview

A SUBSTANTIAL END TOWNHOUSE WITH VERSATILE ACCOMODATION ARRANGED OVER FOUR FLOORS WITH GOOD GARDEN WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE. 2244sqft.

Entrance Hall. WC. Lounge. Dining Room. Conservatory. Kitchen. Home Office/Gym. Four Double 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

A substantial End Townhouse situated on this very desirable small development, in this secluded area just off Bentinck Road, in a convenient location walking distance to Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink as well as excellent local schools.

The well presented property offers extensive and versatile accommodation arranged over Four Floors extending to some 2244 square feet, providing a Hall, WC, Lounge, Dining Room, Conservatory and Kitchen to the Ground Floor. Over the Two Upper Floors are Four Double Bedrooms served by Two Bath/Shower Rooms.

To the Lower Ground Floor there is a Home Office/Gym and integrated Garage.

A particular feature of the property are the delightful Gardens, being of a particularly good size for this type of house.

Comprising:

Entrance Hall with Bamboo wood flooring and doors provide access to the Ground Floor living accommodation. A spindle balustrade staircase rises to the First Floor. Access to useful understairs storage

Split Level Lounge and Dining Room. The Dining Area having a large window to the front elevation.

The Lounge Area is a fantastic sized principal Reception Room with 11ft ceiling height. Attractive fireplace feature. Floor to ceiling sliding patio doors open onto:

Conservatory with vaulted ceiling enjoying an elevated view over the Gardens to the side.

Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a oven, microwave combination oven, four ring gas hob with extractor fan over and dishwasher. There is space for a fridge freezer. A window and door overlook and provide access to a covered, external staircase which leads to a patio area.

To the Lower Ground Floor there is access to a Home Office/Gym with wall mounted gas central heating boiler housed within a unit. Courtesy door leads to the Integral Garage.

Over the Two Upper Floors there are Four Excellent Bedrooms and Two Bath/Shower Rooms.

The First Floor Landing is spacious with access to a useful utility cupboard with space and plumbing for a washing machine and tumble dryer.

Principal Bedroom One is an excellent sized main bedroom to the rear elevation with a range of built in wardrobes with extensive hanging rails, shelving, drawers and with coordinating dressing table.

This Bedroom also enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings providing a double width shower cubicle with thermostatic shower over and glazed door, wash hand basin and WC. Tiling to the walls. Chrome finish towel heated towel rail.

Bedroom Two is another good double room with a window the front elevation. Built in wardrobes provide ample hanging and storage space.

Bedroom Three is a double room with an aspect to the rear.

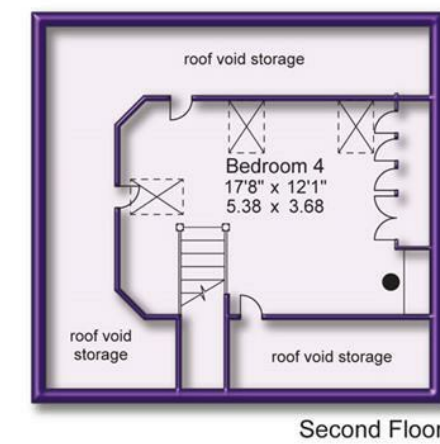
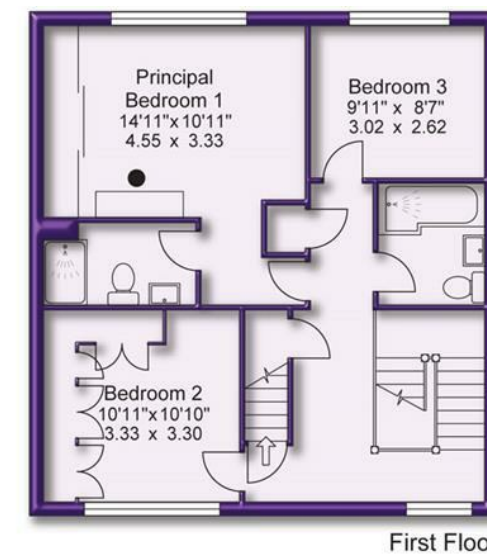
The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with electric shower over, wash hand basin and WC. Chrome finish heated towel rail. Tiling to the walls and floor.

To the Second Floor Bedroom Four is located under the eaves of the property with a generous 8ft ceiling height with three Velux windows creating a light and bright room. Access to extensive roof void storage.

Externally, there is a Driveway providing off road Parking returning in front of a Integrated Single Garage.

The Gardens to the property are an appealing feature being of a particularly good size for this type of house. The plot of the property widens considerably from the front to rear, providing Garden areas to the side and rear. There is a patio area across the back of the house accessed via the doors from the Kitchen and Conservatory and to the side the Garden extends to a deep area of lawn with stocked borders and enclosed with timber fencing and hedging overall affording an excellent degree of privacy.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 2244 Sq. Feet  
(inc. roof void storage) = 208.4 Sq. Metres  
Approx Gross Floor Area = 2060 Sq. Feet  
(exc. roof void storage) = 191.3 Sq. Metres

