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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£635,000

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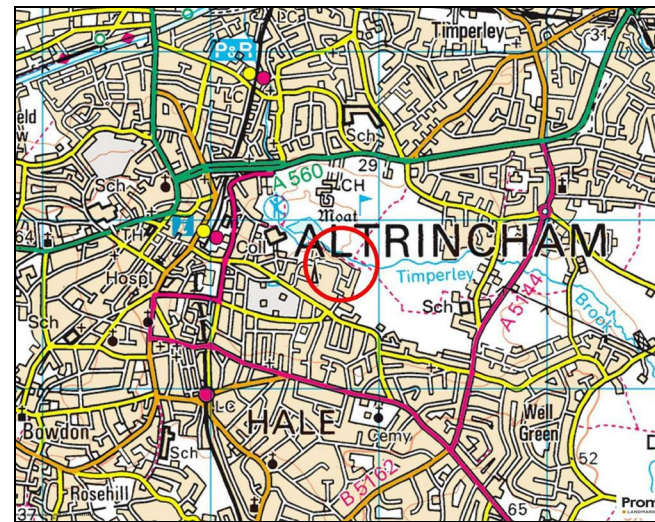
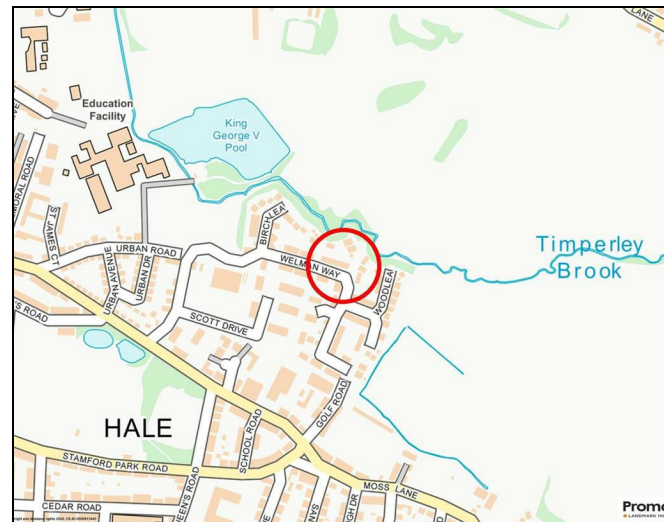
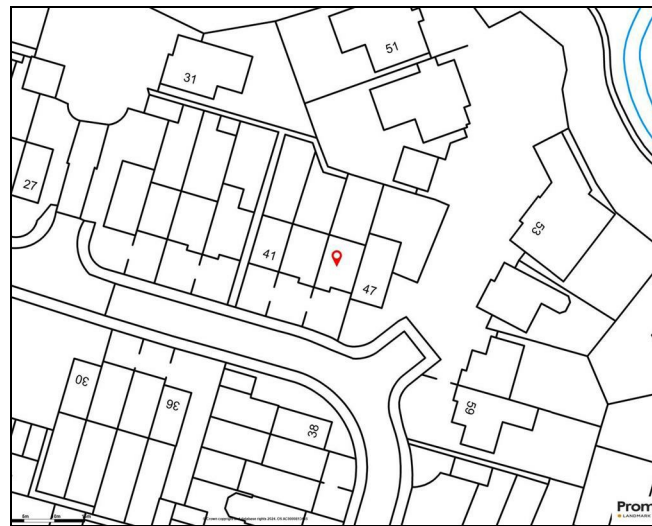
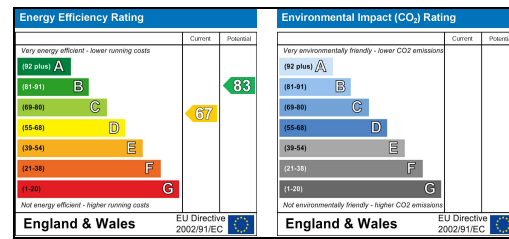


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN IMPRESSIVE, LARGER THAN AVERAGE, MODERN TOWNHOUSE ARRANGED OVER THREE FLOORS ON THIS POPULAR DEVELOPMENT, WALKING DISTANCE TO LOCAL SCHOOLS, ALTRINCHAM AND THE METROLINK. 1518SQFT.

Porch. Entrance Hall. WC. Family Room. Dining Kitchen. Utility. Lounge. Four Bedrooms. Two Bath/Showers. Driveway. Garden.



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 most impressive Town House on this immensely popular development enjoying an excellent location close to Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink and Train stations and with Stamford Park and school within a few moments walk.

In addition, the development sits close to a wildlife corridor bordering onto Altrincham Golf Course and King George V pool creating a most appealing setting.

The beautifully presented property extends to some 1518 sq ft and is one of the larger style Town Houses on the development, providing Two Reception Rooms in addition to a Dining Kitchen served by Four Double Bedrooms and Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway providing off road Parking and to the rear a lawned Garden with patio area.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Ground Floor WC well appointed with a white suite and chrome fittings of WC and wash hand basin. Opaque window to the front elevation.

Family Room with window to the front elevation.

Dining Kitchen with windows and doors giving access to and enjoying an aspect of the Garden to the rear. Ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink unit with mixer tap over. Integrated appliances include a stainless steel double oven, five ring gas hob with extractor fan over, fridge and dishwasher. Wall mounted gas central heating boiler housed within a unit.

Utility Room fitted with a range of base and eye level units with worktops over, inset into which is a sink unit. There is space and plumbing for a washing machine and dryer.

To the First Floor Landing there is access to a First Floor Lounge, Principal Bedroom and Bathroom. A staircase rises to the Second Floor Landing.

Superbly sized First Floor Lounge with two windows enjoying views over the rear gardens and golf course beyond.

Principal Bedroom One with a window to the front elevation. Built in wardrobes with sliding doors provides excellent hanging and storage space.

Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with shower attachment over, wash hand basin with built in storage and WC. Tiling to the bath and shower areas. Opaque window to the front elevation.

To the Second Floor Landing there is access to Three Double Bedrooms and a Family Shower Room.

Bedroom Two with a window enjoying views over the golf course. Loft access point with pull down ladder.

Bedroom Three with a window to the front elevation.

Bedroom Four with a window enjoying far reaching views towards the golf course.

The Bedrooms are served by a Family Shower Room fitted with a white suite and chrome fittings, providing a double width shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque window to the front elevation.

Externally, the property is approached via a double width Driveway providing ample off street Parking for two cars and is enclosed within stocked borders.

The Garden to the rear has a paved patio area adjacent to the back of the house, accessed via the French doors from the Breakfast Kitchen. Beyond, there is a lovely lawned Garden enclosed within timber fencing and a further paved patio area to the rear.

A gate leads to a right of access to the rear of the property.

- Freehold
- Council Tax band F

Approx Gross Floor Area = 1518 Sq. Feet
= 141.0 Sq. Metres

