



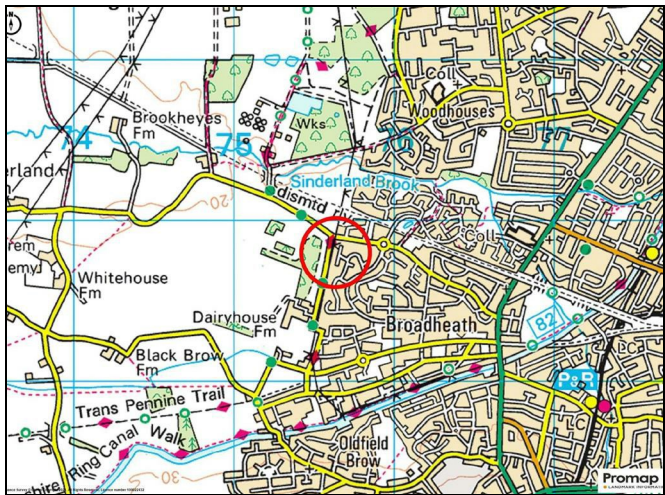
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net

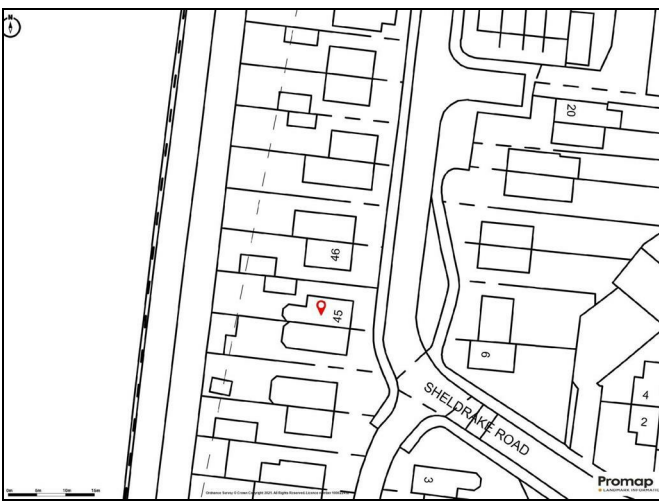
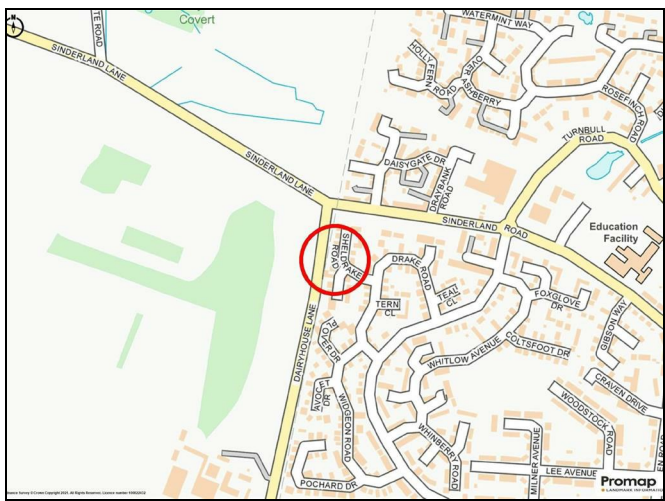


INDEPENDENT ESTATE AGENTS

# 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 and past the Railway Station and through another set of traffic lights into Barrington Road. At the end of Barrington Road turn right onto the main A56 Manchester Road and continue for some distance before turning left at a set of traffic lights into Sinderland Road. At the second Mini Roundabout turn left into Barlow Road and take the first right turning into Drake Road and then the fourth right turning in to Sheldrake Road. Follow the road to the right and 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | 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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 45 Sheldrake Road

Broadheath, Altrincham, Cheshire, WA14 5LJ



A BEAUTIFULLY PRESENTED, MODERN SEMI DETACHED PROPERTY ON THIS QUIET CUL-DE-SAC IN THIS POPULAR LOCATION BACKING ONTO OPEN FIELDS. 811sqft.

Porch Lounge. Breakfast Kitchen. Two Double Bedrooms. Shower Room. Driveway. Garage. Gardens.

£325,000

www.watersons.net

www.watersons.net



# in detail



A beautifully presented Modern Semi Detached property located on this quiet cul-de-sac in a popular location close to Waitrose Supermarket, local schools and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 811 square feet providing a Lounge, Breakfast Kitchen and Dining Conservatory to the Ground Floor with Two good sized Double Bedrooms and a Shower Room to the First Floor.



Externally, there is a Driveway providing off road Parking and to the rear a West facing Garden with open aspect and a Detached Single Garage.

Comprising:

Canopied Porch. UPVC door leading to a well proportioned Lounge with window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with stone hearth and surround. A glass balustrade staircase rises to the First Floor. Access to useful understairs storage. Opaque window to the side elevation. Oak flooring.

Breakfast 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. Integrated appliances include an oven, four ring gas hob and extractor fan over. There is space and plumbing for additional kitchen appliances. Wall mounted gas central heating boiler. Tiled floor. Window to the rear elevation. Further window and door provides access to the:



Dining Conservatory of uPVC frame construction with vaulted ceiling and windows and French doors overlook and provide access to the rear Gardens. Tiled floor.

To the First Floor Landing there is access to Two good sized Double Bedrooms (formerly Three Bedrooms) and a Shower Room. Window to the side elevation. Loft access point.

Bedroom One is a superbly sized room with two windows to the front elevation. Built in wardrobes providing ample hanging and storage space. Access to over stairs storage. Picture rail surround.



Bedroom Two with window to the rear elevation enjoying views over the rear Gardens and fields beyond.

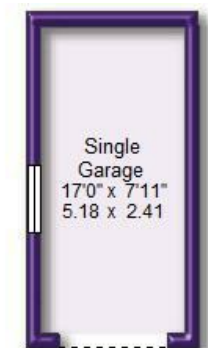
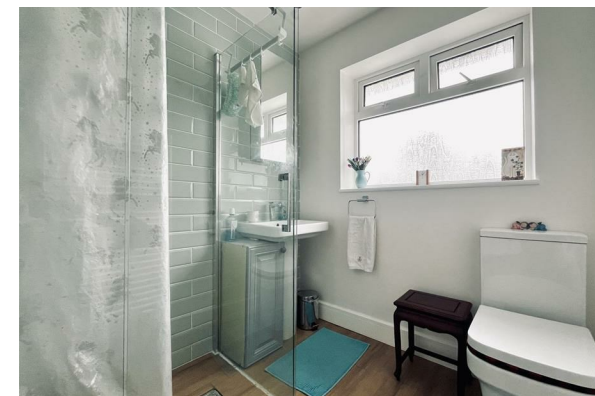
The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing a wet room style shower with glazed door, wash hand basin and WC. Tiling to the sink and shower areas. Opaque window to the rear elevation. Chrome finish lighting.

Externally, there is a Driveway providing off road Parking, returning in front of the Detached Single Garage with up and over door. There is a gravelled Garden frontage with well stocked border with a variety of plants and shrubs.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Conservatory. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, and there is a further paved patio area to the rear. The Garden is enclosed within timber fencing and is West facing therefore enjoys the afternoon and early evening sun.

- Leasehold - 999 years from 1 January 1982 - Council Tax Band C



Approx Gross Floor Area = 811 Sq. Feet  
(Excluding Garage) = 75.18 Sq. Metres

