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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£430,000

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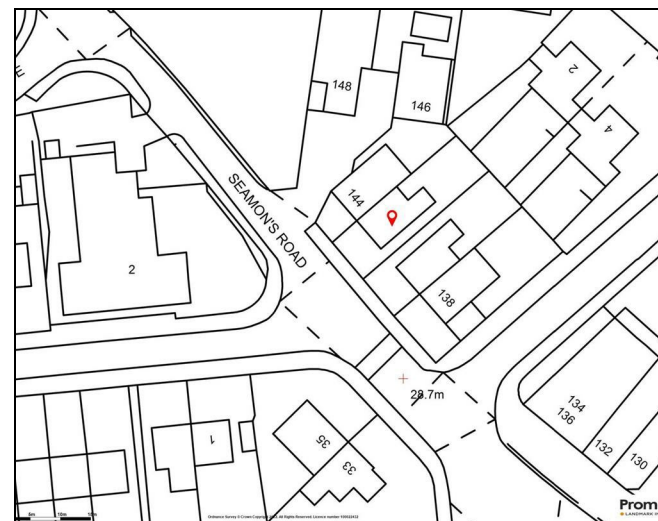


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A WELL PROPORTIONED BAY FRONTED SEMI DETACHED FAMILY HOME IN THIS POPULAR NEIGHBOURHOOD IDEAL FOR ALTRINCHAM TOWN CENTRE, LOCAL SCHOOLS AND JOHN LEIGH PARK. 1045sqft.

Hall. Lounge. Dining Room. Kitchen. Utility. Three Bedrooms. Bathroom. Driveway. 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 well proportioned bay fronted Semi Detached Family Home located within this popular neighbourhood walking distance to schools and local shops, within easy reach of Altrincham Town Centre, the popular Market Quarter and Metrolink. Furthermore, John Leigh Park and canal and country walks towards Dunham Park are on the doorstep.

The property is arranged over Two Floors with the accommodation extending to some 1045 sq ft providing a Hall, Lounge, Dining Room, Kitchen and Utility to the Ground Floor and Three good sized Bedrooms in addition to a Family Bathroom to the First Floor.

Externally, there is a Driveway providing ample off road parking and to the rear, there is a good-sized lawned Garden.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Opaque window to the front elevation. Built in meter cupboard. Coved ceiling.

Lounge with stained and leaded glass bay window and built in window seat. Picture rail surround. Coved ceiling.

Dining Room with French doors overlooking and providing access to the Gardens to the rear. Stripped and stained floorboards. Picture rail surround.

Utility Area with window to the side elevation and a door provides access to the same. Built in worktop with space and plumbing for a washing machine and dryer. Wall-mounted gas central heating boiler housed within the units.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl, stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a: double oven, four ring gas hob and extractor fan over, fridge freezer and dishwasher. Windows to the rear and side elevations. Tiled floor.

To the First Floor Landing there is access to Three good sized Bedrooms and a spacious Family Bathroom. Window to the side elevation.

Bedroom One with window enjoying views over the Gardens to the rear. Picture rail surround.

Bedroom Two with window to the front elevation. Stripped and painted floorboards. Picture rail surround.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a: corner bath with thermostatic shower over and an additional shower attachment, wash hand basin and WC. Two, opaque windows to the side elevation. Tiling to the bath, shower and sink areas. Chrome ladder radiator. Loft access point.

Externally, there is a paved Driveway providing ample off road Parking and a stocked Garden frontage providing privacy.

To the rear, the Garden is laid to lawn with stocked borders with a variety of plants, shrubs and trees and is enclosed within timber fencing.

Approx Gross Floor Area = 1139 Sq. Feet
= 105.58 Sq. Metres

