



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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5 Normanby Chase

Altrincham, WA14 4QP



£1,075,000

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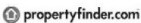


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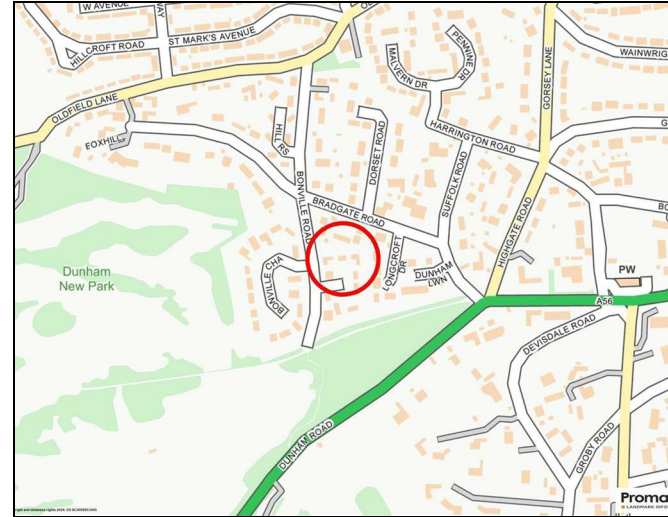
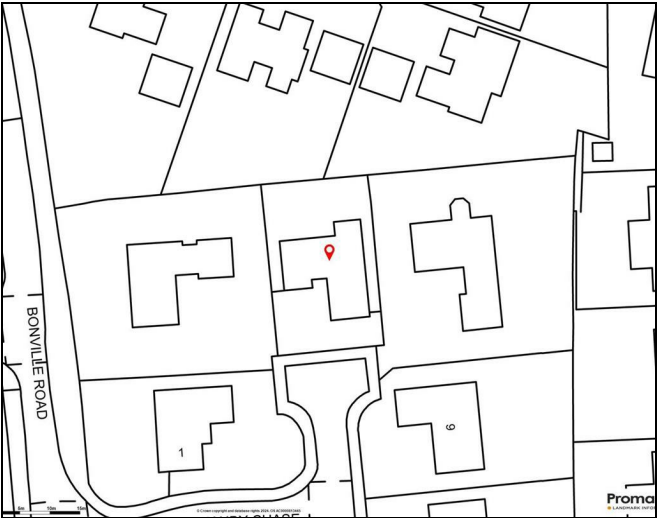
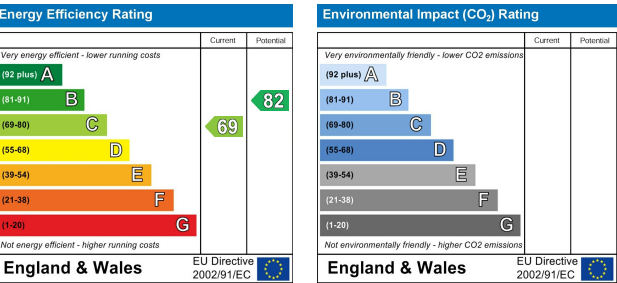


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energy efficiency

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



overview

A WELL PRESENTED AND SUPERBLY PROPORTIONED DETACHED FAMILY HOME LOCATED ON A QUIET CUL DE SAC ON THE FRINGE OF DUNHAM FOREST AND CLOSE TO ALTRINCHAM TOWN CENTRE. 2569sqft

Hall. 350sqft Living & Dining Room. Family Room. 290 sqft Breakfast Kitchen. Utility. GFWC. Four Double Bedrooms. Study Area. Two Baths/Shower. Driveway Double Garage. Gardens.



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.

in detail

A superbly proportioned Detached family home enjoying a highly desirable location on this small cul-sac, positioned on the edge of Dunham Forest with walks across the Dunham Forest and Golf Club towards Dunham Park.

As such, the property is peacefully situated yet at the same time is conveniently located for Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink, within catchment of excellent Primary Schools and Altrincham Boys' and Girls' Grammar schools, and is with easy access to the M56 and M6 Motorway networks serving the region.

The property offers perfectly balanced family accommodation arranged over Two Floors, extending to approximately 2600 square feet, with Two good Reception Rooms to the Ground Floor in addition to a 290 square foot Breakfast Kitchen.

To the First Floor are Four Double Bedrooms served by Two stylishly appointed, recently refitted Bathrooms, one being En suite to the Principal Bedroom. All Bedrooms enjoy extensive built in wardrobes and furniture.

Externally, there is good off street Parking leading to a Detached Double Garage with remote control operated 'up and over' doors.

The front Garden has mature stocked borders and trees providing screening from the road.

There are paths down both sides of the property to the rear Garden which has been designed with low maintenance in mind, with a wide path and patio area returning across the whole of the back of the house, accessed via the breakfast kitchen and lounge.

Beyond, the Garden is laid to artificial grass with stocked borders of shrubs, bushes and plants and tall mature conifer hedging with substantial trees within the boundaries of this and neighbouring properties providing excellent all year round screening.

A superbly proportioned family home in a desirable location on the edge of the Dunham Forest.

UPVC double glazing. Gas central heating.

Comprising:

Entrance door with side windows to the spacious Hall with a staircase to the First Floor and doors to the Ground Floor Living Accommodation.

Ground Floor Cloak Room and WC with window to the front.

350 square foot Living and Dining Room. A superbly sized room with wide window to the front and French doors and windows give access to and enjoy aspects over the gardens. Attractive fireplace feature.

Family Room, ideal for informal Family living with a bay window overlooking the rear garden.

Superbly appointed 290 square foot Breakfast Kitchen with modern design flooring and windows and French doors enjoying aspects of and giving access to the gardens. The Kitchen is fitted with an extensive range of cream and wood finish shaker style units with granite worktops over arranged around a central island unit. Integrated appliances include double ovens, microwave oven, fridge freezer and dishwasher, Media housing unit.

Large Utility Room with extensive storage leading through to the Garage.

First Floor Landing incorporating a useful Home Study Area with fitted furniture and a wide window to the front.

Principal Bedroom One with extensive built in furniture.

Stylishly appointed En Suite Bathroom with a white suite providing a double ended bath, wall hung wash hand basin, WC and double enclosed shower area. Extensive tiling to the walls and floor.

Bedroom Two overlooking the front with extensive built in wardrobes.

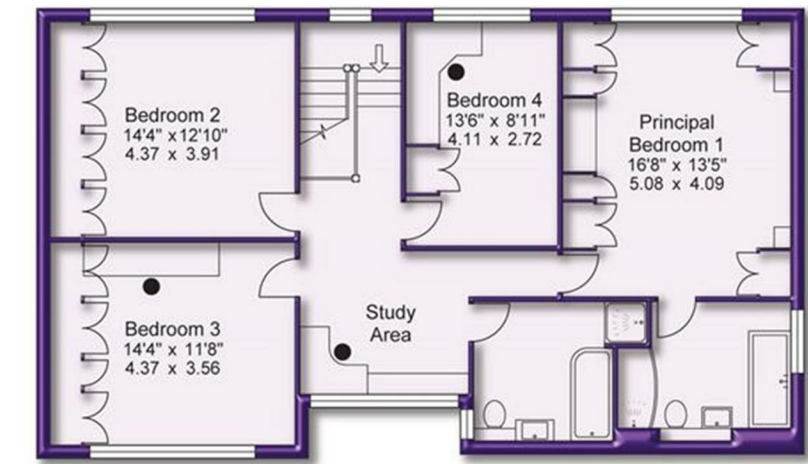
Bedroom Three overlooking the rear with extensive built in wardrobes.

Bedroom Four overlooking the rear with extensive built in wardrobes and furniture.

These Bedrooms are served by the Family Bathroom, fitted with a white suite of double ended bath, wall hung wash hand basin, WC and shower area. Extensive tiling to the walls and floor.

This completes an excellent family home in a highly popular location.

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 2569 Sq. Feet
= 238.6 Sq. Metres



Ground Floor