



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
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

4 Thurlestone Road

Altrincham, WA14 4NB



£650,000

www.watersons.net

www.watersons.net





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

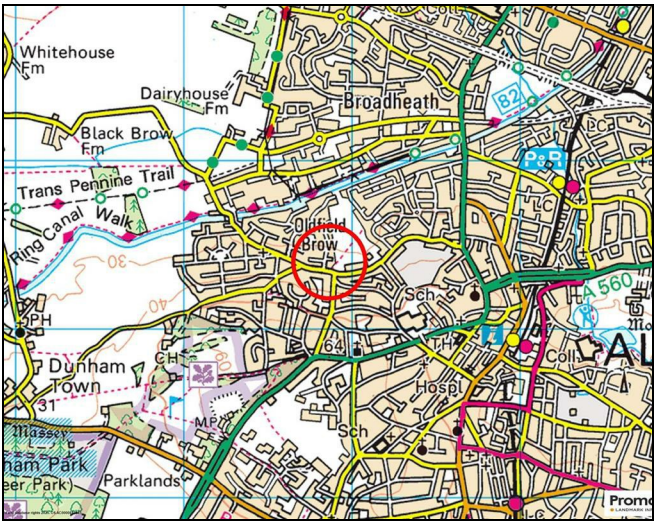
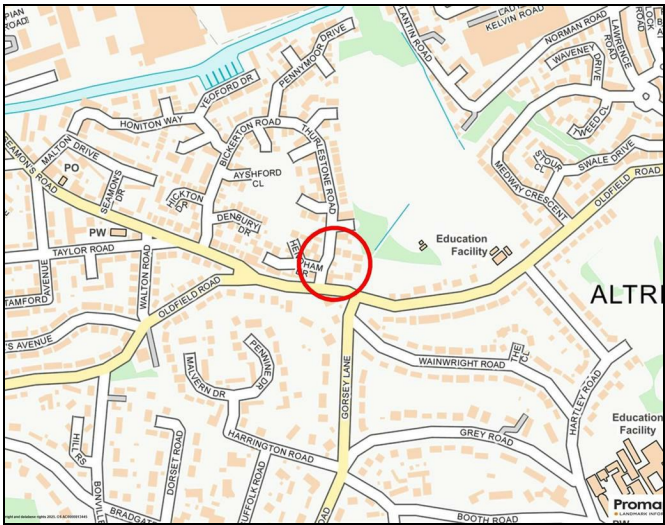
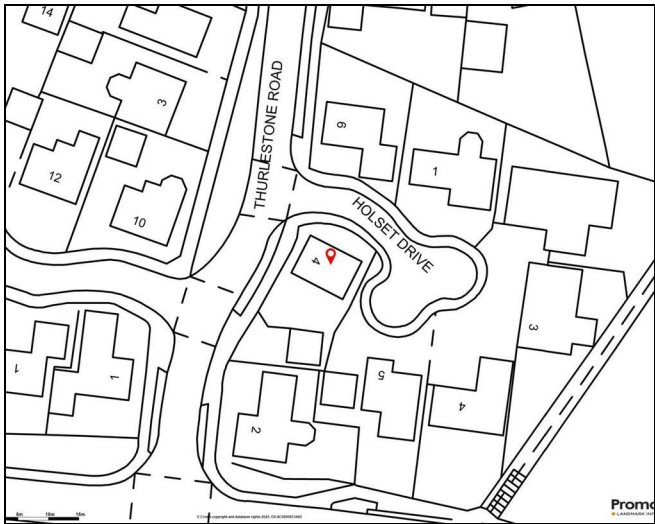
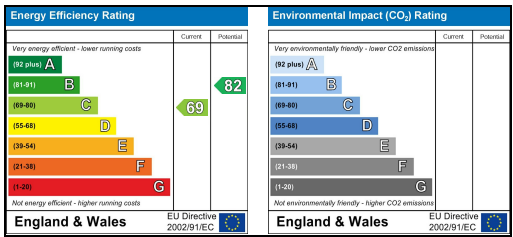
W
WATERSONS

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 MODERN DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD, WALKING DISTANCE TO EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND METROLINK. 1519SQFT

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Detached Garage. Sunny Aspect Gardens. No Chain.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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, modern Detached family home located in this popular neighbourhood walking distance to excellent schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink as well as having Thurlestone Park and John Leigh Park literally on its doorstep.

The property is arranged over Two Floors with the accommodation extending to some 1519 square feet providing a Hall, WC, Open Plan Lounge and Dining Room and Breakfast Kitchen to the Ground Floor and there are Four good size Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking returning in front of a Detached Double Garage and a South facing Garden to the rear.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Solid oak flooring.

Ground Floor WC fitted with a white suite and chrome fittings. Tiling to the walls. Double glazed uPVC frame opaque window to the front elevation. Access to useful under stairs storage. Solid oak flooring. Coved ceiling.

Lounge enjoys a dual aspect with a bay window to the front elevation and there are sliding patio doors which overlook and provide access to the gardens to the rear.

Open Plan Dining Room with double glazed uPVC frame window to the rear elevation.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring gas hob with extractor fan over. There is space and plumbing for a dishwasher and fridge freezer. Wall mounted gas central heating boiler. Double glazed uPVC frame window to the rear elevation enjoying views over the garden and a door provides access to the same. Additional window to the side elevation. Solid oak flooring.

To the First Floor Landing there is access to Four good size Bedrooms served by Two Bath/Shower Rooms. Loft access point. Built in airing cupboard with shelving. Double glazed uPVC frame opaque window to the front elevation.

Bedroom One with double glazed uPVC frame window to the rear elevation.

This room enjoys an En Suite Shower Room fitted with a coloured suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage below and WC. Tiling to the walls. Double glazed uPVC frame opaque window to the side elevation.

Bedroom Two with a double glazed uPVC frame window to the rear elevation.

Bedroom Three with a double glazed uPVC frame window to the front elevation.

Bedroom Four with a double glazed uPVC frame window to the rear elevation.

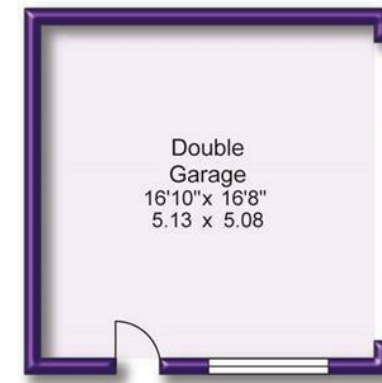
The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Tiling to the walls and floors. Double glazed uPVC frame opaque window to the front elevation.

Externally, there is a Driveway providing off road Parking returning in front of a Detached Double Garage. Lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the sliding patio doors from the Lounge. Beyond, the Garden is laid to lawn with stocked borders and a courtesy door leads to the Garage.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1519 Sq. Feet
(Including Garage) = 141.2 Sq. Metres

Approx Gross Floor Area = 1238 Sq. Feet
(Excluding Garage) = 115.1 Sq. Metres

