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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 9 Parkfield Court, Parkfield

Altrincham, WA14 2BU



£750,000

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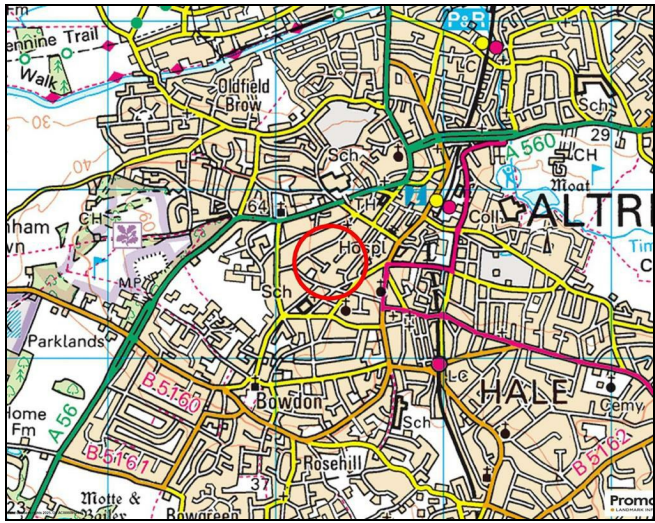
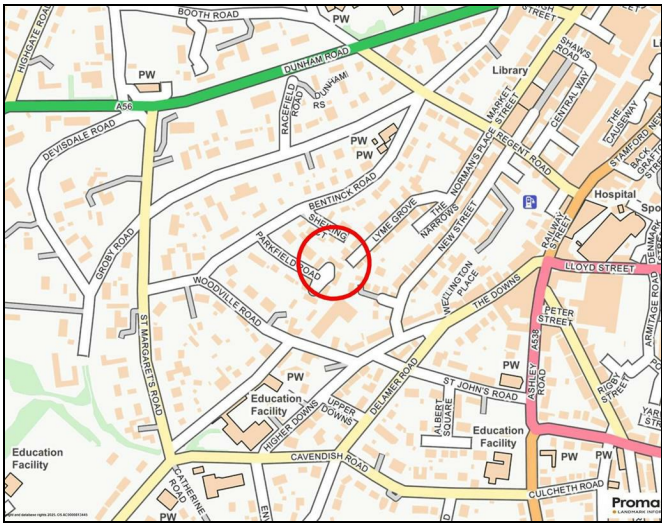
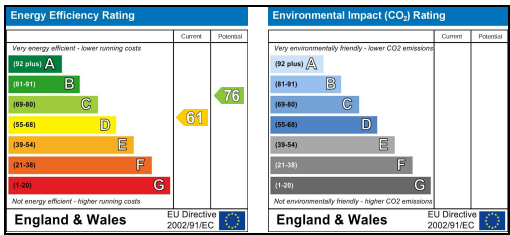
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# energy efficiency

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



# overview

A SUBSTANTIAL TOWNHOUSE WITH VERSATILE ACCOMMODATION ARRANGED OVER FOUR FLOORS, SUPERBLY LOCATED WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 2367sqft.

Entrance Hall. WC. Lounge. Open Plan to the Dining Room. Breakfast Kitchen. Lower Hall. Utility Room. Three Double Bedrooms. Two Bath/Showers. Driveway. Integrated Garage. 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 substantial Townhouse situated on this very desirable small development, in this secluded area just off Bentinck Road, in a convenient location within walking distance of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink as well as excellent local schools.

The immaculately presented property offers extensive and versatile accommodation arranged over Four Floors extending to some 2367 square feet, providing a Hall, WC, Lounge, Open Plan to the Dining Room and Extended Breakfast Kitchen to the Ground Floor. Over the Two Upper Floors are Three Double Bedrooms served by Two Bath/Shower Rooms. To the Lower Ground Floor there is a Lower Hall, Utility Room and Integrated Garage.

Externally, a Driveway provides off street Parking with potential to provide an additional Parking space, in addition to the Integral Garage.

The Garden to the rear is designed and paved with low maintenance in mind providing a large patio style Garden.

Comprising:

Hall with natural wood flooring and a spindle balustrade staircase rises to the First Floor with storage cupboard beneath. Doors to the Ground Floor Accommodation.

Well appointed Ground Floor WC.

Lounge with a continuation of the wood flooring and tall French doors and windows give access to and enjoy an aspect over the garden. Fireplace feature.

Steps rise up to the raised Open Plan Dining Area with wood flooring and a window to the front.

Breakfast Kitchen having been extended to provide a small sitting area and with two double glazed Velux skylight windows providing natural light and well appointed and fitted with a range of white laminate fronted units with worktops over, returning to a peninsula unit. Integrated stainless steel oven, combination microwave oven, gas hob, extractor fan, dishwasher, fridge and freezer units.

From the Sitting Area steps lead down to the Lower Hall with a door leading outside to the garden and a further door leading to a fitted Utility Room with extensive built in units and space for a washing machine, dryer and sink unit. Door to the Integral Garage.

First Floor Landing with a continuation of the staircase to the Second Floor. This floor serves Two Double Bedroom and Two Bath/Shower Rooms.

Principal Bedroom One is a superbly sized room with extensive built in wardrobes and a window overlooking the rear.

There is an adjacent Walk In Wardrobe, in addition to a spacious Bathroom with a window to the rear and fitted with a white suite of bath, wash hand basin, WC and corner shower cubicle with extensive tiling to the walls and floor.

The owners of this property have utilised the Principal Bedroom, Bathroom and Walk in Wardrobe as a Principal Bedroom Suite.

A Second Double Bedroom at this level has a window to the front and is served by a well appointed En Suite Shower Room.

Off the Landing a staircase leads directly into the Converted Loft providing a fantastic Third Double Bedroom, extending to approximately 500 square feet with attractive sloping ceilings with three inset double glazed Velux skylight windows providing an abundance of natural light with extensive under eaves storage.

Externally, a Driveway leads down to the Integrated Garage and there is a Garden area to right hand side of the central

steps with potential to create an additional vehicle hardstanding.

The Garden to the rear has a raised patio area adjacent to the back of the house, accessed via French doors from the Lounge. Steps from the patio lead down to a further paved Garden area which affords a high degree of privacy.

Offering excellent value for money for the space of offer, this immaculate property is offered for sale with No Chain.

- Freehold with A PERPETUAL YEARLY RENTCHARGE OF £5 payable annually
- Council Tax Band F

