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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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17 Old Meadow Lane

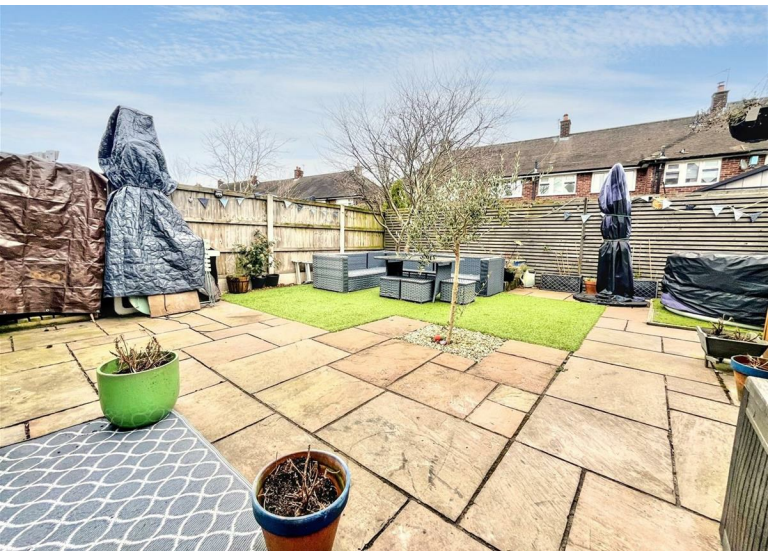
Hale, Altrincham, WA15 8JP



£425,000

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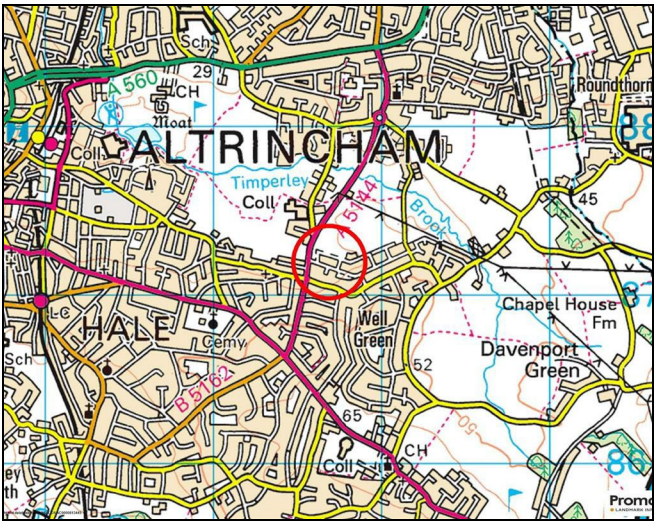
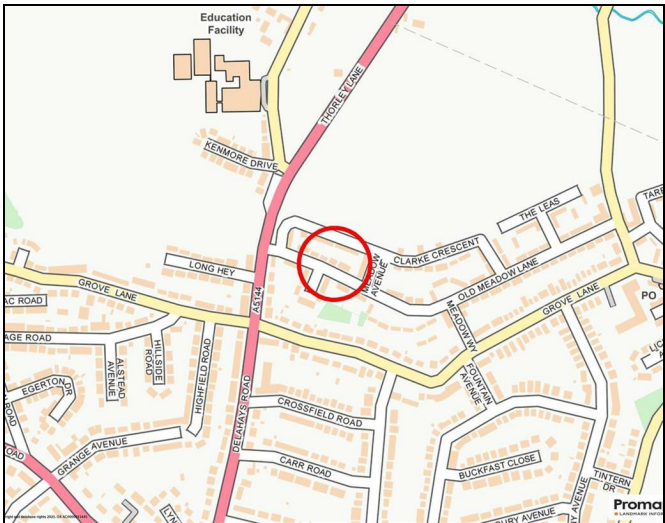
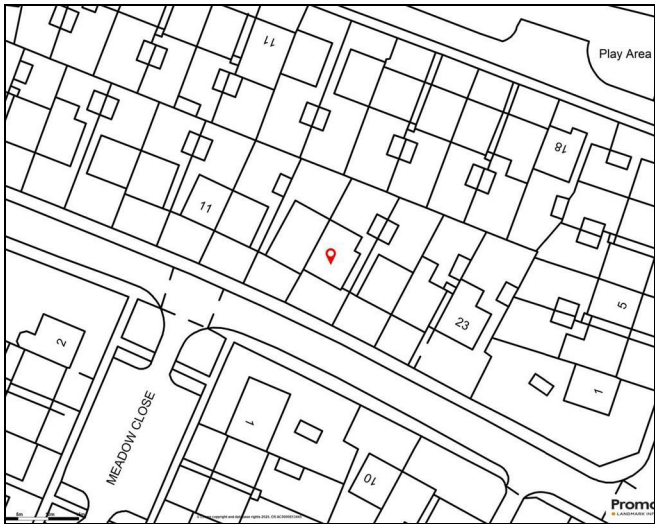
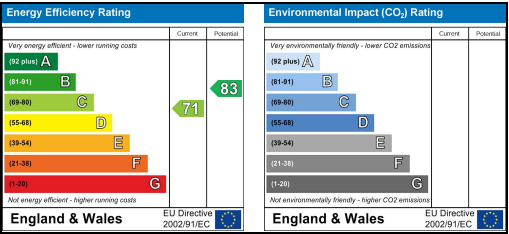
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energy efficiency

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



overview

A SUPERB, UPDATED AND EXTENDED SEMI DETACHED FAMILY HOME IN A POPULAR LOCATION CLOSE TO LOCAL SCHOOLS, SHOPS AND EQUIDISTANCE TO ALTRINCHAM, HALE AND TIMPERLEY. 1017sqft

Hall. Lounge. Dining Room. Breakfast Kitchen. Three Bedrooms. Two Bath/Showers. 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 superb updated, remodelled and extended Semi Detached family home located in this popular residential neighbourhood close to local schools, convenience shops and equidistance to Altrincham, Hale and Timperley Centres.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 1017 square feet providing an Entrance Hall, Ground Floor Shower Room, Lounge, Dining Room, Breakfast Kitchen and Utility to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing ample off road Parking and to the rear the Garden is designed with low maintenance in mind with paved patio and astroturf areas.

A Tiki Bar is a particular feature and could also be utilised as a Home Office with window and door overlooking the garden.

Comprising:

Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Double glazed uPVC frame opaque window to the side elevation. Built in meter cupboard. Access to useful understairs storage.

Ground Floor Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with dual attachments and glazed door, wash hand basin and WC. Tiling to the shower and sink areas. Double glazed uPVC frame opaque window to the front elevation.

Lounge with attractive cast iron stove to the chimney breast with tiled hearth and wood surround. Opening into the:

Dining Room with vaulted ceiling and two inset Velux windows. Two sets of French doors and windows overlook and provide access to the gardens to the rear.

Breakfast Kitchen fitted with an extensive range of white high gloss base and eye level units with solid wood worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring induction hob with extractor fan over, wine fridge and there is space for a freestanding dishwasher.

Utility Room with space and plumbing for a washing machine and tumble dryer. Built in worktop. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. Double glazed uPVC frame window to the front elevation. Loft access point. Built in airing cupboard.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the gardens.

Bedroom Two with double glazed uPVC frame windows to the side and rear elevations.

Bedroom Three is a good size Single Room with double glazed uPVC frame 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, wash hand basin with built in storage below and WC. Double glazed uPVC frame opaque windows to the front and side elevations. Tiling to the walls.

Externally, there is a paved Driveway providing ample off road Parking.

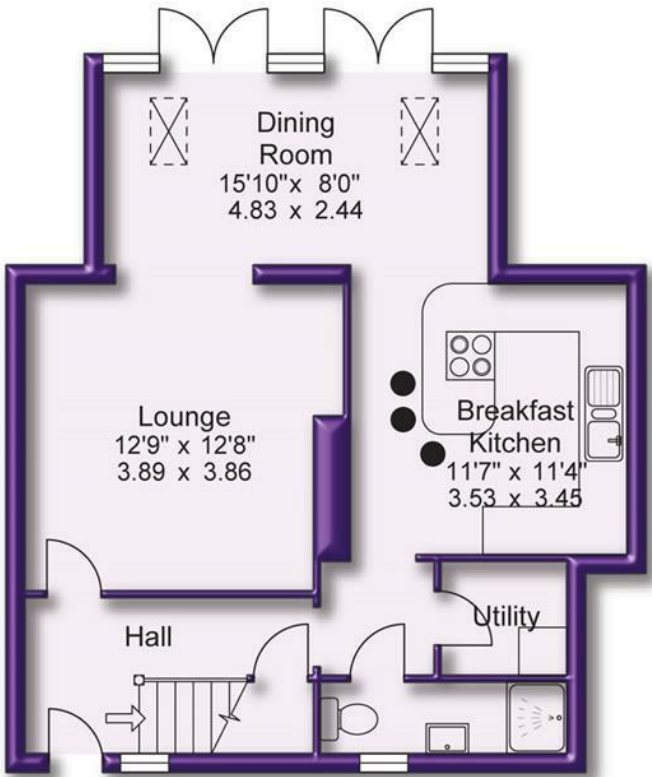
To the rear, the Garden is designed with low maintenance in mind with patio area, accessed via two sets of French doors from the Dining Room. Beyond, the Garden is paved and laid to astroturf with raised border and enclosed within timber fencing.

Tiki Bar which could also be utilised as a Home Office with window and door overlooking the garden. Built in seating and bar area.

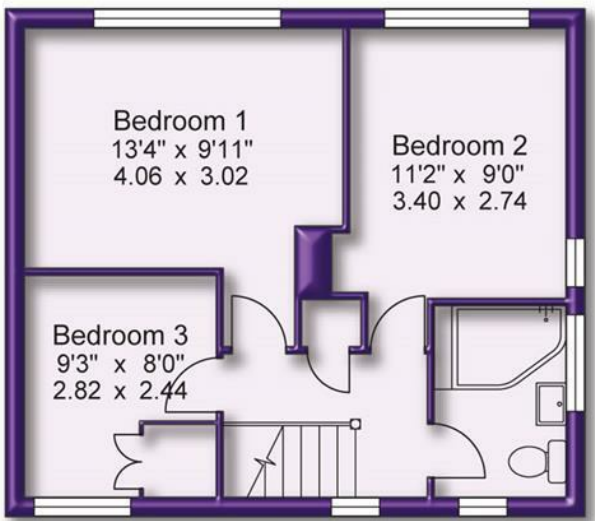
- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1103 Sq. Feet
(inc. Tiki Bar) = 102.5 Sq. Metres
Approx Gross Floor Area = 1045 Sq. Feet
(exc. Tiki Bar) = 97.1 Sq. Metres



Ground Floor



First Floor