



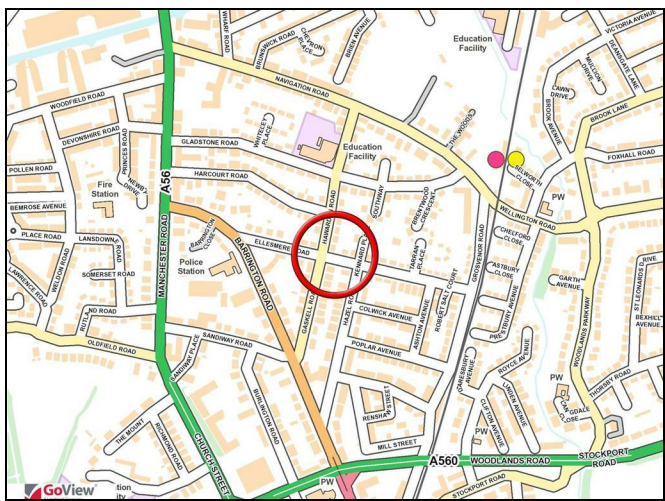
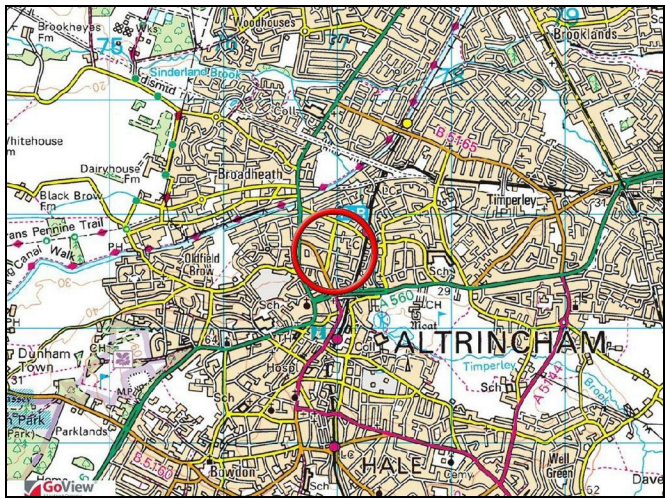
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

41 Hawarden Road
Altrincham, WA14 1NQ



AN IMPRESSIVE SEMI DETACHED FAMILY HOME, IDEALLY LOCATED FOR THE TOWN CENTRE AND FEATURING A STUNNING DINING KITCHEN EXTENSION. 1203sqft.

Hall. Lounge. 400sqft Live In Dining Kitchen. Utility. Three Bedrooms. Two Bath/Showers. Driveway. Gardens

£500,000

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in detail



An updated and extended semi detached family home in an excellent location, within walking distance of Altrincham town centre, its facilities, the Metrolink and Altrincham Interchange and the popular Market Quarter.

The property enjoys a superb extension to the ground floor with the accommodation extending to some 1200 sqft with a Hall, Lounge, 400sqft Live In Dining Kitchen, Utility and Bathroom to the Ground Floor and Three Bedrooms and a Shower Room to the First Floor.



Externally, there is a driveway providing off road parking and to the rear there is a good size Garden.

Comprising:

UPVC porch with windows and door to the side and front elevations. Panelled door leads to a spacious hall with spindle balustrade staircase rising to the first floor. Doors provide access to the ground floor accommodation. Built in meter cupboard. Built in useful under stairs storage.

Lounge with UPVC bay window to the front elevation. Cast iron stove to the chimney breast with slate hearth and wood surround. Coved ceiling.

Superb 400 square foot Live In Dining Kitchen with clearly defined living, dining and kitchen areas. To the Living Area there is a vaulted ceiling with two inset Velux windows and further windows to the side and rear elevations. UPVC door overlooks and provides access to the gardens.

The Dining Kitchen has ample space for a table and chairs. The Kitchen is fitted with an extensive 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 stainless steel double oven, induction hob and contemporary extractor fan over. Space and plumbing for a dishwasher and fridge freezer. Concealed lighting to the eye level units. UPVC window to the rear elevation enjoying views over the gardens.

Utility Room with a range of base level units with worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space and plumbing for a washing machine and dryer. UPVC window to the side elevation. Wall mounted gas central heating boiler.

Ground Floor Bathroom fitted with a contemporary white suite with chrome fittings, comprising a bath with shower attachment over, wash hand basin and WC. Extensive tiling to the walls. UPVC window to the front elevation. Chrome finish heated towel rail.

To the First Floor Landing there is access to Three Bedrooms and a Family Shower Room. UPVC window to the side elevation. Loft access point, the loft is partially boarded.

Bedroom One with a UPVC window to the front elevation. There are built in wardrobes with sliding doors along one wall.



Bedroom Two with UPVC window to the rear elevation. Built in cupboard to one side of the chimney breast recess. Bedroom Three is an excellent size third bedroom with UPVC window to the rear elevation.



The Shower Room is fitted with a contemporary white suite with chrome fittings, comprising a large enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage and WC. UPVC window to the front elevation. Chrome finish heated towel rail. Chrome finish LED lighting. Extractor fan. Part tiled walls. Built in airing cupboard.



Externally the property is approached via a paved driveway offering ample off road parking. There is a low maintenance paved garden with a well stocked border with a variety of plants, shrubs and trees. The garden is enclosed within brick walling and timber fencing.

To the rear there is a patio area adjacent to the back of the property, accessed via the live in kitchen. Beyond this the garden is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and is enclosed within timber fencing. Timber shed.

A well located, extended family home offered to sale with No Chain!

- Leasehold - 998 years from 29 September 1925
- Council Tax Band B



Approx Gross Floor Area = 1203 Sq. Feet
= 111.51 Sq. Metres

