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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£650,000

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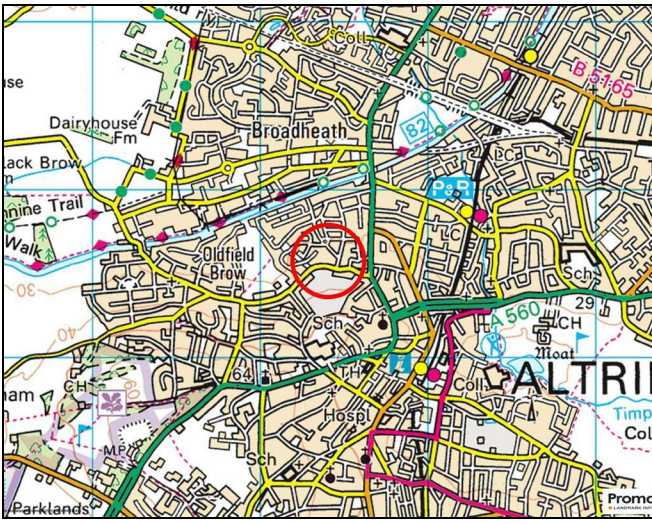
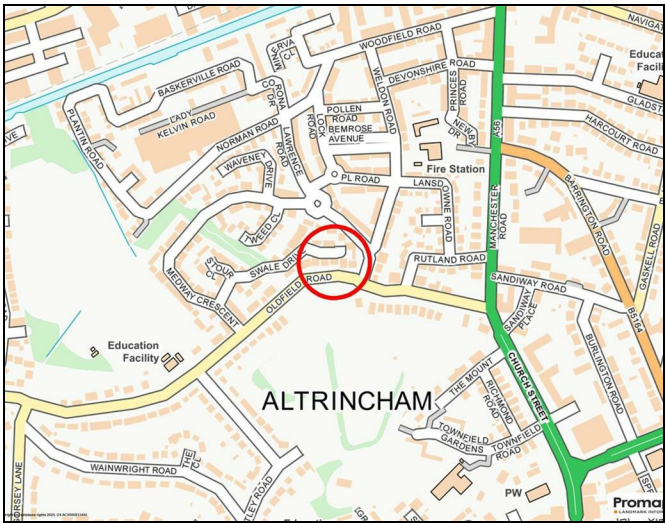
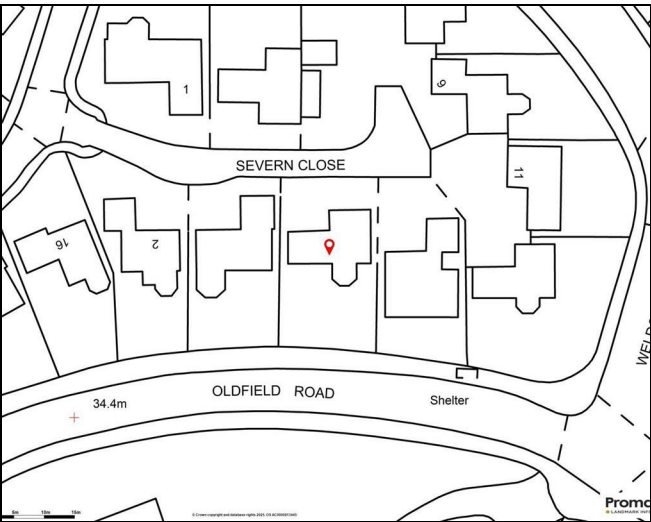
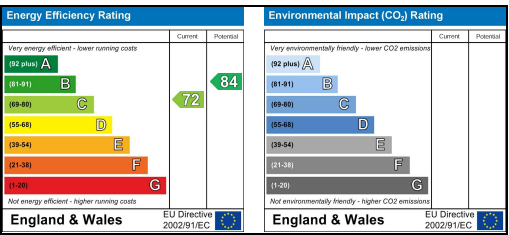


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN ATTRACTIVE AND IMMACULATELY PRESENTED DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, ALTRINCHAM TOWN CENTRE AND THE OPEN SPACE OF JOHN LEIGH PARK. 1567SQFT

Hall. GFWC. Lounge. Dining Kitchen. Utility Room. Conservatory. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Double Garage. Garden.



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

An attractive modern Detached family home located on this popular development, within walking distance to excellent local schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink and enjoying views over John Leigh Park to the rear.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 1567 square feet providing an Entrance Hall, WC, Lounge, Dining Room, Breakfast Kitchen, Utility Room and Conservatory to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing ample off road parking, returning in front of an Integral Double Garage and to rear an enclosed lawned Garden with patio area enjoying a sunny aspect.

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Picture rail surround. Coved ceiling. Doors provide access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a coloured suite. Tiling to the walls. Double glazed uPVC frame opaque window to the front elevation.

Lounge with uPVC frame double glazed windows to the front and side elevations. Coal effect, gas living flame fireplace with marble hearth and wood surround. Coved ceiling.

Dining Kitchen fitted with an extensive range of white base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space for freestanding kitchen appliances. Tiled floor.

Utility Room fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with taps over and tiled splashback. Tiled floor. A door provides access to the rear of the property.

Conservatory with vaulted ceiling and uPVC frame double glazed doors and windows overlook and provide access to the gardens to the rear.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Loft access point. Coved ceiling.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the gardens and John Leigh Park beyond. This room enjoys a range of built in furniture, providing wardrobes, cupboards and a dressing table.

A concealed door leads to an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Double glazed uPVC frame opaque window to the side elevation.

Bedroom Two with double glazed uPVC frame window to the side elevation. Built in dressing table and drawers.

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

Bedroom Four with double glazed uPVC frame windows to the side elevation. Built in wardrobes providing excellent hanging and storage space. Built in airing cupboard.

The Bedrooms are served by a Family Bathroom fitted with a coloured suite, providing a bath, wash hand basin and WC. Extensive tiling to the walls and floor. Double glazed uPVC frame opaque window to the side elevation.

Externally, there is a Driveway providing ample off road parking, returning in front of an Integral Double Garage. There is a lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the doors from the Conservatory and Utility. Beyond, the Garden is laid to lawn with stocked borders a variety of plants, shrubs and trees, enclosed within timber fencing and hedging.

The property enjoys a delightful aspect overlooking John Leigh Park.

- Freehold
- Council Tax Band F

