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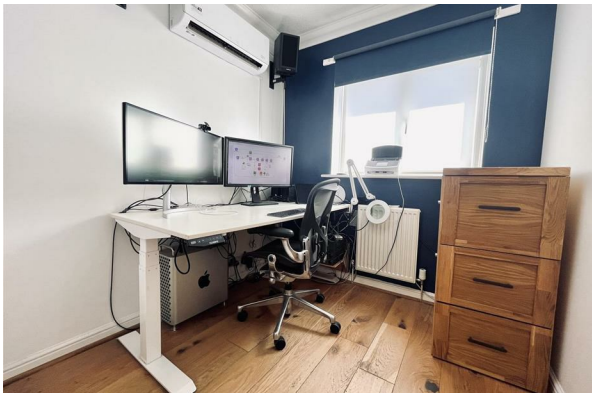
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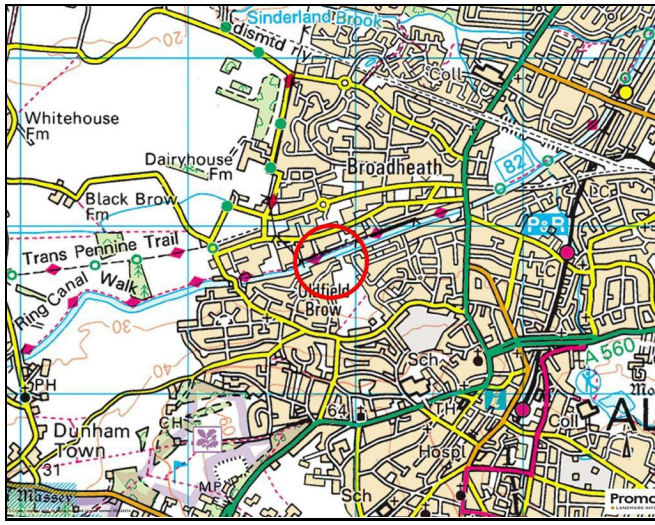
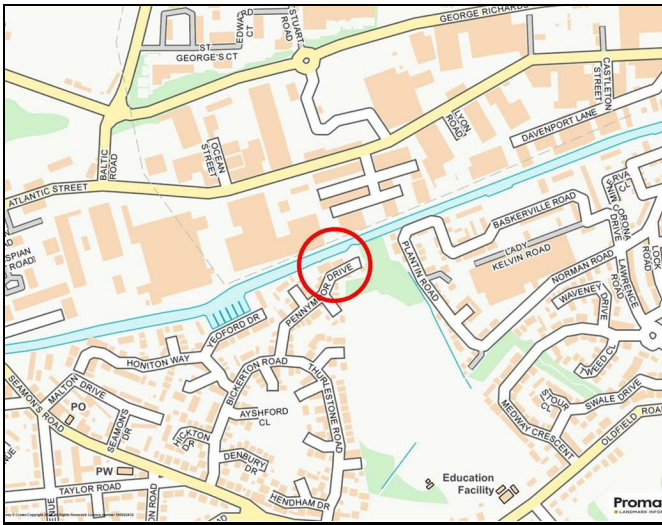
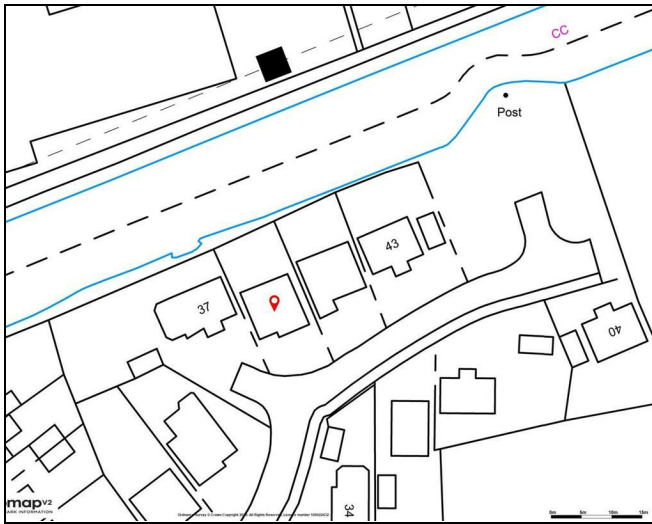
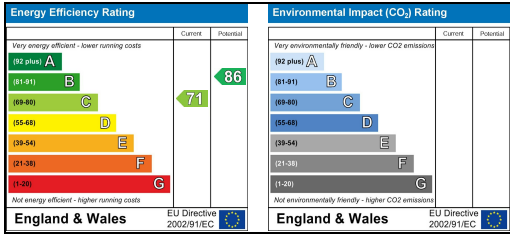
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energy efficiency

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



overview

AN ATTRACTIVE MODERN DETACHED FAMILY HOME ENJOYING CANAL VIEWS AND WALKING DISTANCE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 1211SQFT

Hall. WC. Lounge. Dining Room. Kitchen. Utility Room. Four Bedrooms. Two Bath/Showers. Driveway. Integral Garage. Decked 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

An attractive, modern, Detached family home situated on a cul-de-sac on this very popular Development, ideally located within walking distance of the open space of John Leigh Park, the Trans Pennine Trail, excellent local schools, Altrincham Town Centre, its amenities and the Metrolink.

A particular feature of the property are the views to the rear elevation with the Gardens backing onto the Bridgewater Canal.

The well-presented property is arranged over Two Floors with the Accommodation extending to some 1211 square feet providing a Hall, WC, Lounge, Dining Room, Kitchen and Utility 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 off road parking for four cars returning in front of an Integral Single Garage and to the rear, the Gardens are decked in their entirety and enjoy views over the Canals.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. A door provides access to the Ground Floor living accommodation. Built in cloaks and shoe storage.

Ground Floor WC fitted with a white suite and chrome fittings providing a wash hand basin and WC. Opaque window to the front elevation. Solid oak flooring.

Lounge with window to the front elevation. Solid oak flooring. Coved ceiling.

Dining Room with bi-fold doors overlooking and providing access to the decked gardens to the rear. Solid oak flooring. Coved ceiling.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a 'Miele' oven and dishwasher, four ring hob with extractor fan over and dishwasher. Window to the rear elevation enjoying views over the decked garden and Canal beyond. Access to useful understairs storage.

Utility Room with built in floor to ceiling units. Two integrated fridge freezers, 'Miele' washing machine and tumble dryer. A door provides access to the gardens to the rear. Courtesy door to the Garage with up and over door. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Opaque window to the side elevation. Built in airing cupboard. Loft access point to a partially boarded Loft.

Bedroom One with window to the front elevation. This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Window to the side elevation.

Bedroom Two with window to the rear elevation enjoying views over the decked garden and Canal beyond. Built in wardrobe, storage cupboards and shelving in addition to a built in cabin style, fold away bed. Solid oak flooring.

Bedroom Three with windows to the front and rear elevations enjoying views over the Gardens and Canal. Built in wardrobes, cupboards, drawers and shelves and built in cabin style, fold away bed. Coved ceiling.

Bedroom Four with window to the front elevation. Access to useful over stairs storage. Built in air conditioning unit.

The Bedrooms are served by a Family Shower Room fitted with a walk in wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Opaque window to the rear elevation. Integrated Bluetooth speaker. Ample storage under the wall to wall counter.

Externally, there is a Driveway providing off road parking for four cars and returning in front of an Integral Single Garage. EV charging point.

To the rear, the Garden is decked in its entirety over two levels accessed via doors from the Dining and Utility Rooms and enjoying idyllic views over the Canal. Built in seating and table with inset Korean BBQ.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1211 Sq. Feet
= 112.6 Sq. Metres

