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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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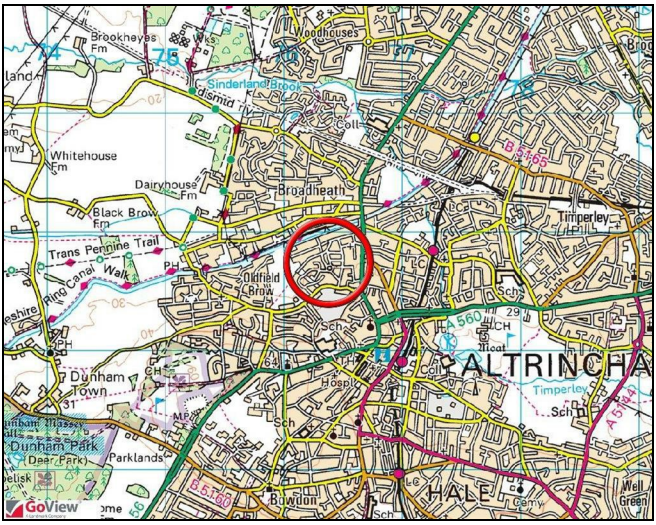
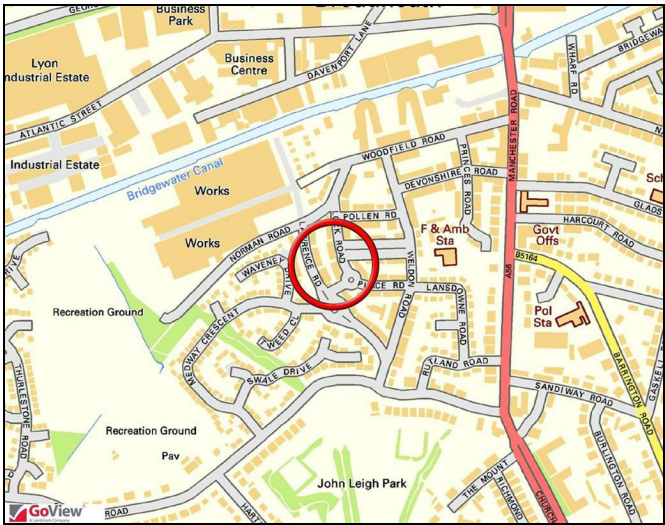
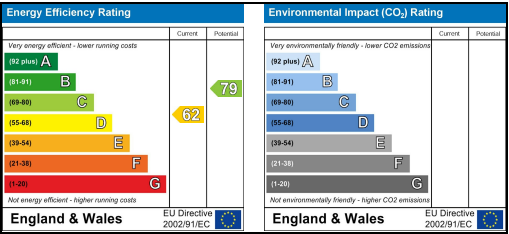
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energy efficiency

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



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.

overview

A SUPERB, RECENTLY REFURBISHED, EXTENDED AND REMODELLED PERIOD TERRACED PROPERTY LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 944 SQFT

Lounge. Live in Dining Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Study Area. Permit Parking. West facing Gardens.



in detail

A beautifully presented, updated, remodelled and extended Period Terrace property, located in this desirable neighbourhood, within walking distance to Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink and with the open space of John Leigh Park literally on the doorstep.

The stylish property is arranged over Three Floors with the accommodation extending to some 944 square feet providing a Lounge and Open Plan Live In Dining Kitchen to the Ground Floor served by Three Bedrooms and Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is an on street Residents Permit Parking scheme in place and to the rear a low maintenance, enclosed Courtyard Garden enjoying a West facing aspect.

Comprising:

Covered Porch. Composite door leading to the Lounge with double glazed uPVC frame window to the front elevation. To the chimney breast there is a cast iron, log burning stove with stone hearth and contemporary fire surround. Built in cupboards and display shelves to either side of the chimney breast recess.

Inner Hall with staircase rising to the First Floor.

Open Plan Live in Dining Kitchen is a superbly appointed room with part vaulted ceiling and inset Velux window. Bi-fold doors overlook and provide access to the enclosed courtyard garden to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over, incorporating an island unit and a Belfast sink. Space for breakfast bar stools. Integrated appliances include an oven, five ring induction hob with extractor fan over, fridge, freezer, dishwasher and wine fridge. A door provides access to useful under stairs storage which is currently used as a Pantry and there is space and plumbing for a washing machine.

To the First Floor Landing there is access to Two Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. A staircase rises to the Second Floor Landing and Study Area.

Principal Bedroom One with double glazed uPVC frame window to the front elevation enjoying open views over Bemrose Avenue. To the chimney breast there is a cast iron fireplace feature with tiled hearth. Panelled wall feature.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor.

Bedroom Two is a Single Room with double glazed uPVC frame window to the rear elevation. Cast iron fireplace feature. Panelled wall feature.

The Bedrooms are served by a superbly appointed Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Part vaulted ceiling and inset Velux window.

To the Second Floor Landing there is access to Bedroom Three. Open Landing with Study Area. Inset Velux window.

Bedroom Three with double glazed uPVC frame window to the front elevation enjoying far reaching views. Cast iron fireplace feature to the chimney breast. Access to useful storage cupboard.

Externally, there is a Residents on street Permit Parking scheme in place. The property is approached via a York stone path and steps lead to the front door. Decorative gravel area with granite set borders and stocked planters to the front.

To the rear, there is an enclosed Courtyard designed with low maintenance in mind, accessed via the bi-fold doors from the kitchen. Decorative planters.

The Garden enjoys a West facing aspect.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 944 Sq. Feet
= 87.7 Sq. Metres

