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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

32 Welman Way

Altrincham, WA15 8WD



£550,000

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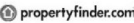


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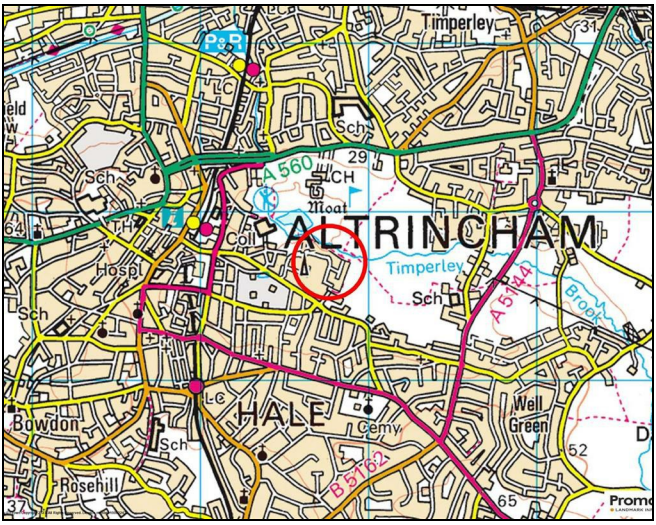
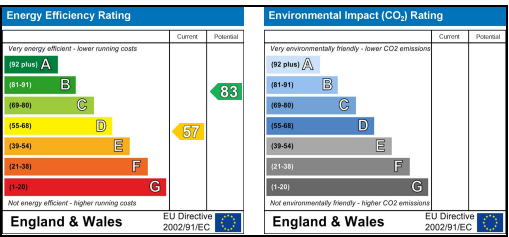


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PROPORTIONED TOWNHOUSE ARRANGED OVER THREE FLOORS WITH SOUTH FACING GARDEN LOCATED ON THIS POPULAR DEVELOPMENT. 1476SQFT.

Hall. WC. Dining Kitchen with Living Area. Lounge. Four Bedrooms. Three Bath/Showers. Driveway. Garage/Storage Sunny aspect 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 well proportioned modern Town House located on this highly popular development within walking distance of Hale Village with its range of fashionable shops, eateries and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, Stamford Park and School are on the doorstep and the open space of Altrincham Golf Course is literally within a moments walk.

The property offers extensive and versatile accommodation arranged over Three Floors, extending to approximately 1500 square feet providing a fantastic open plan Dining Kitchen and Living Area to the Ground Floor, in addition to a First Floor Lounge and has Four Bedrooms served by Three Bath/Showers, two being En Suite.

Externally, there is off street Parking for two cars, plus an Integral Garage, converted to storage and a good sized South facing Garden to the rear.

An excellent value family home in a great location.

Comprising:

Entrance door to the Hall with wood finish flooring and a staircase to the First Floor. Door to the Ground Floor WC.

Dining Kitchen and Living Area with a continuation of the wood finish flooring and French doors and windows give access to and enjoy an aspect of the gardens.

The Kitchen Area is fitted with an extensive range of wood fronted units with worktops over. Integrated stainless steel oven and microwave, hob with extractor fan over and dishwasher. An opening leads to the Living Area.

First Floor Landing with a continuation of the staircase to the Second Floor.

First Floor Lounge with wood flooring and two windows to the front.

Principal Bedroom One with two windows to the rear.

En Suite Shower Room with a shower area, wash hand basin with toiletry cupboards below and WC.

Second Floor Landing with airing cupboard.

Bedroom Two with two windows overlooking the font.

En Suite Shower Room with a shower cubicle, wash hand basin and WC.

Bedroom Three is Double room with window to the front. Built in wardrobes.

Bedroom Four is a Single room with a window to the front.

The Bedrooms are further served by the Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and WC.

Externally, the front the property provides side by side off street Parking for two cars, in addition to the Integral Single Garage.

The rear Garden has path and patio areas enclosing an area of lawn, enclosed within timber fencing.

The Garden enjoys a directly South facing and therefore sunny aspect.

An excellent example of a most popular style of home in this great development.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1476 Sq. Feet
= 137.1 Sq. Metres

