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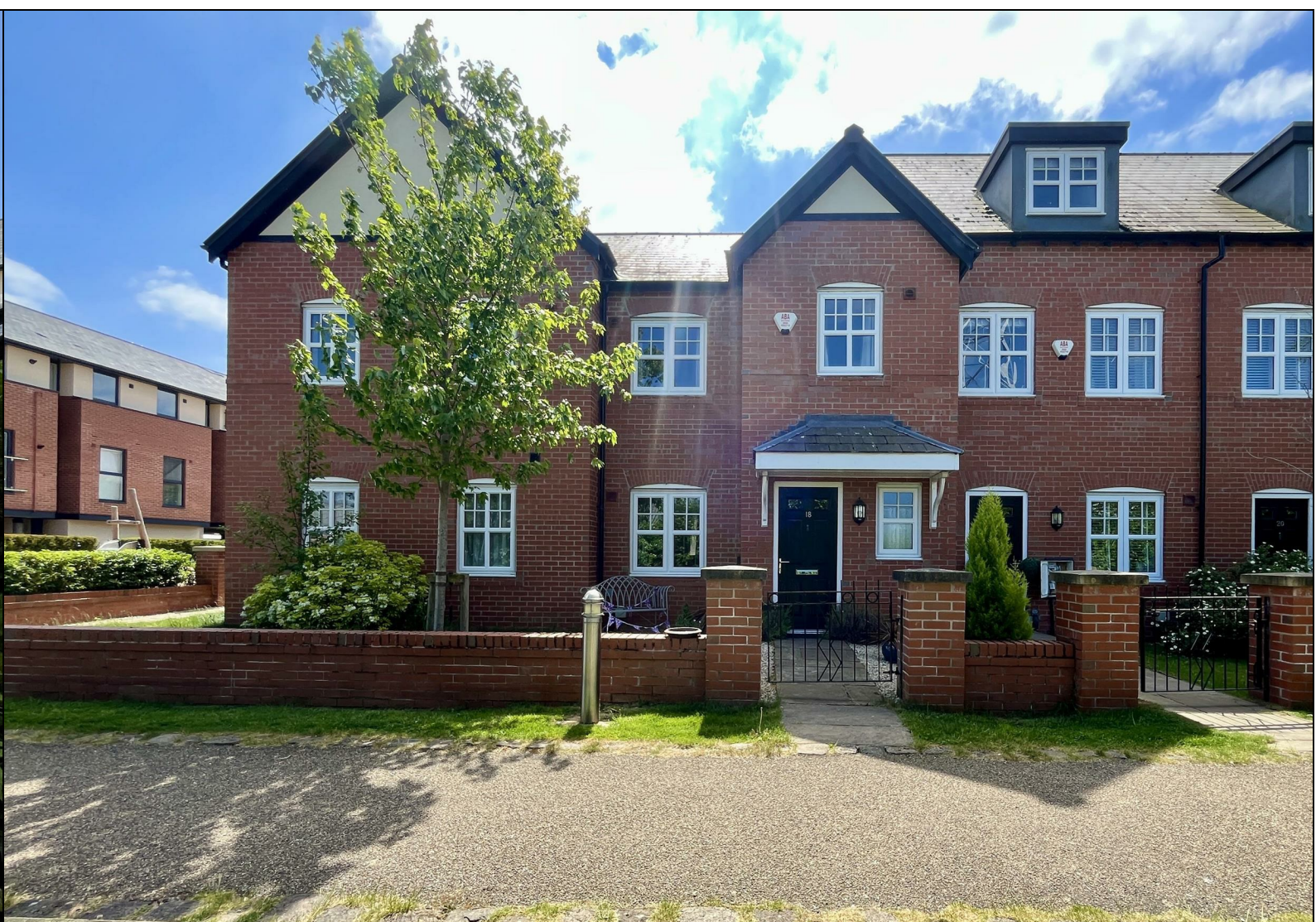
INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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18 Juliana Way
Altrincham, WA14 4YE



Price Guide £425,000

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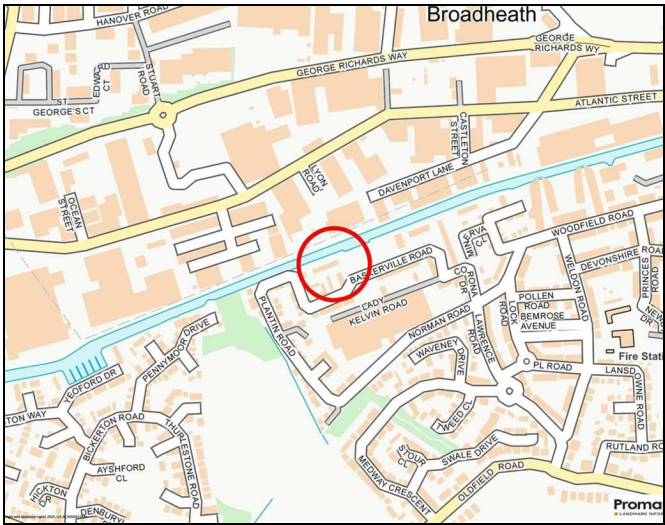
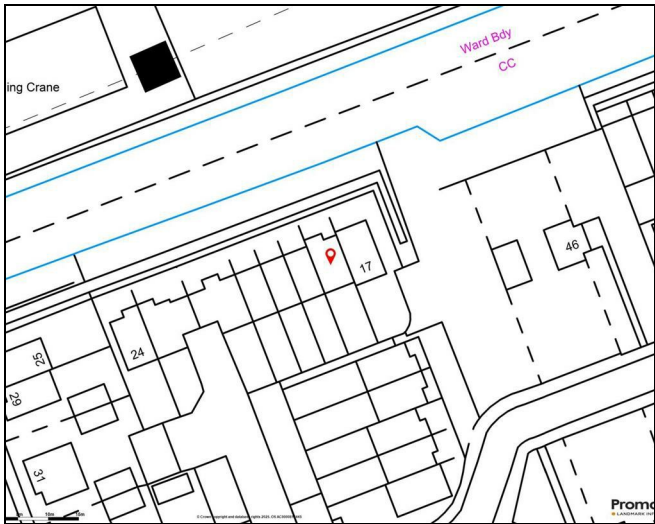
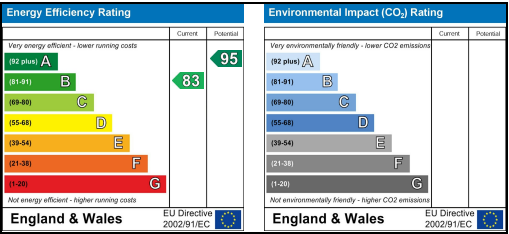
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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED MODERN PROPERTY LOCATED ON THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND WITH CANALSIDE WALKS ON THE DOORSTEP. 868sqft.

Entrance Vestibule. WC. Lounge. Dining Kitchen. Three Bedrooms. Two Baths/Showers. Two Allocated Parking Spaces. South facing Garden. No Chain.



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 beautifully presented modern home located on this popular development overlooking the Bridgewater Canal with canal side walks literally on the doorstep and within walking distance of excellent schools, John Leigh Park, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 868 square feet providing an Entrance Vestibule, WC, Lounge and Dining Kitchen to the Ground Floor and there are Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there are Two Parking spaces, one being covered, accessed via Baskerville Road and to the rear of the property a South facing, therefore sunny aspect landscaped Garden.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Canopied Porch. Entrance Vestibule with a door providing access to the Ground Floor Living Accommodation.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Opaque window to the front elevation.

Superbly proportioned Lounge with window to the front elevation and a spindle balustrade staircase rises to the First Floor Landing. Access to useful understairs storage.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated Neff appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and washing machine. There is plumbing for a dishwasher. Wall mounted gas central heating boiler housed within a unit. Window to the rear elevation enjoying views over the delightful gardens and French doors provide access to the same.

To the First Floor Landing there are Three good sized Bedrooms served by Two Bath/Shower Rooms. Loft access point. Built in airing cupboard.

Bedroom One with window to the rear elevation enjoying views over the gardens.

This Bedroom enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with glazed sliding door, wash hand basin and WC. Tiling to the walls.

Bedroom Two with a window to the front elevation enjoying views over the canal.

Bedroom Three is a good sized Single Room with window to the front enjoying views over the canal.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation.

Externally, there are Two allocated parking spaces, one being covered, accessed via Baskerville Road.

To the front of the property there is a Garden frontage with a path leading to the front door and delightful views over the Bridgewater Canal.

To the rear, the landscaped Gardens are a particular feature, with a paved patio area adjacent to the back of the house, accessed via doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with additional paved patio areas and well stocked borders with a variety of plants, shrubs and trees.

The Garden is enclosed within timber fencing and enjoys a South facing therefore sunny aspect. A gate to the rear provides a right of way and access to car parking.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 868 Sq. Feet
= 80.7 Sq. Metres

