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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

30 Thurlestone Road

Altrincham, WA14 4NB



£538,000

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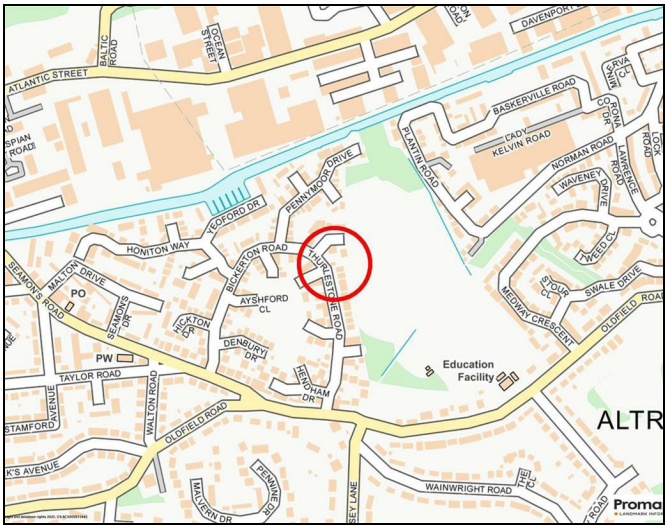
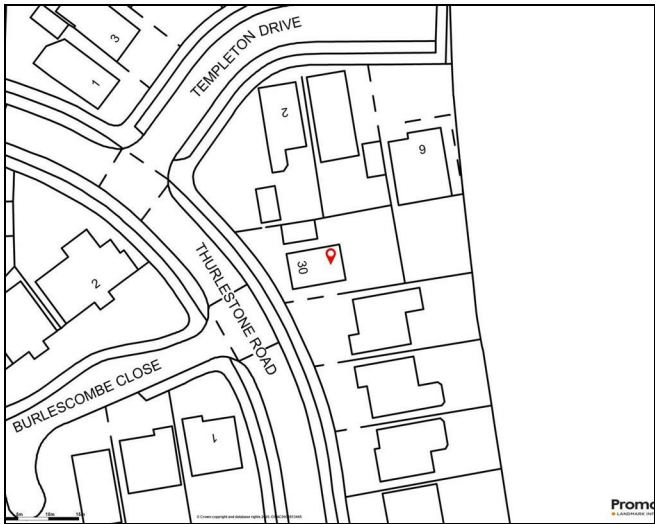
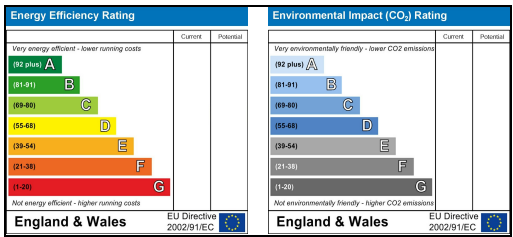


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PRESENTED MODERN DETACHED FAMILY HOME WITH EXCELLENT POTENTIAL TO EXTEND, SUBJECT TO PLANNING, WALKING DISTANCE OF LOCAL SCHOOLS, ALTRINCHAM TOWN CENTRE AND JOHN LEIGH PARK. 1124SQFT

Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Detached Single Garage. 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

A Modern Detached family home with excellent potential to extend, subject to planning, located on this popular development just off Oldfield Road, walking distance to excellent local schools, Altrincham Town Centre, its amenities, the Metrolink and popular Market Quarter. In addition, the open space of John Leigh Park and Thurlestone Road play area are literally on the doorstep.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1124 square feet providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and there are Three Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking returning in front of a Detached Single Garage. To the rear there is a good sized lawned Garden with patio area.

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

Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful under stairs storage.

Ground Floor WC fitted with a coloured suite and chrome fittings, providing a wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Lounge with window to the front elevation and French doors overlook and provide access to the gardens. Fireplace feature to the chimney breast.

Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. Windows to the front and side elevations. Wall mounted gas central heating boiler. A door provides access to the rear of the property.

To the First Floor Landing there is access to Three Bedrooms served by Two Bath/Shower Rooms. Opaque window to the rear elevation. Loft access point.

Bedroom One with window to the rear elevation. Built in wardrobes provide ample hanging and storage space.

This room is served by an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Opaque window to the side elevation.

Bedroom Two with window to the front elevation. Built in wardrobes with dressing table provide hanging and storage space.

Bedroom Three with window to the side elevation enjoying views over the gardens and the playing fields beyond. Built in shelving.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin with built in storage and WC. Tiled floor. Opaque window to the rear elevation.

Externally, there is a Driveway providing off road Parking returning in front of a Detached Garage. Lawned garden frontage with a path leading to the front door.

To the rear, there is a paved patio area attached to the side of the property, accessed via the French doors from the Lounge. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

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

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1124 Sq. Feet
(Including Garage) = 104.4 Sq. Metres

Approx Gross Floor Area = 976 Sq. Feet
(Excluding Garage) = 90.6 Sq. Metres

