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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 6 Cedar Avenue

Altrincham, Cheshire, WA14 2QR



£725,000

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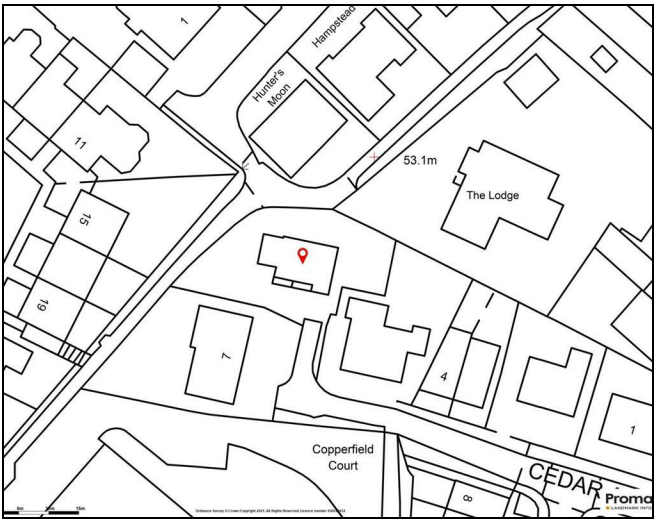
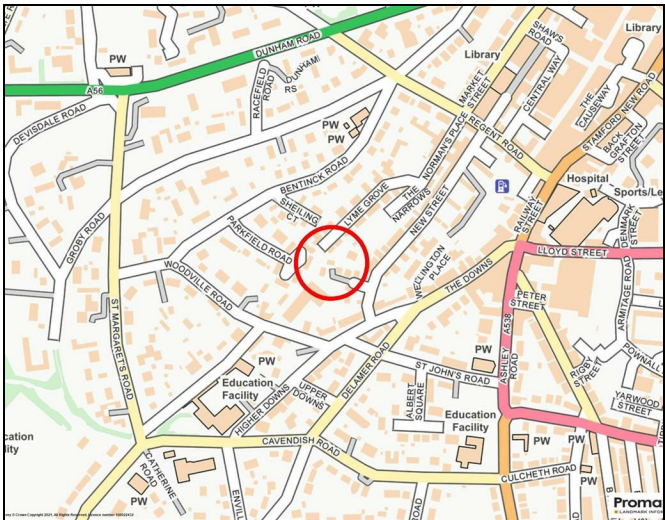
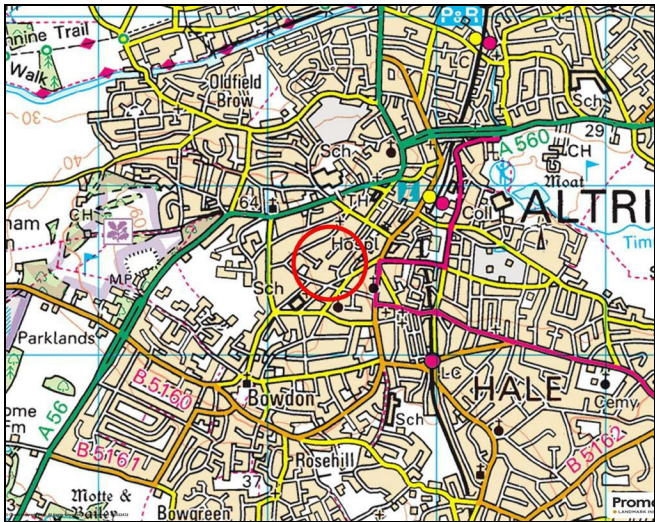
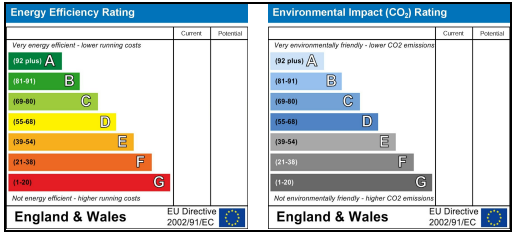
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# energy efficiency

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



# overview

A SUPERB, CHALET STYLE DETACHED FAMILY HOME LOCATED ON A QUIET CUL-DE-SAC IN THE HEART OF ALTRINCHAM TOWN CENTRE, CLOSE TO EXCELLENT LOCAL SCHOOLS AND ENJOYING GARDENS TO ALL FOUR SIDES. 1329sqft.

Porch. Hall. GFWC. Through Lounge. Dining Room. Kitchen. Three Double Bedrooms. Family Bathrooms. Driveway. Car Port. Attractive 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 really interesting Chalet style Detached property, superbly and privately positioned at the head of this little known cul-de-sac just off New Street in Altrincham and occupying a secluded garden plot with garden areas laid to all four sides.

The property offers accommodation arranged over Two Floors extending to approximately 1300 square feet.

As it stands, the property is well appointed and presented with excellent specification kitchen and bathroom fittings, modern wood finish internal doors to the ground floor and as such is ready to move into with the minimum of fuss.

The setting of the property is particularly appealing located right in the heart of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter on the doorstep and within walking distance of Altrincham Girls' Grammar School yet at the same time enjoys a delightful outlook onto mature trees and greenery within the boundaries of this and neighbouring properties creating a really lovely setting.

Quite an individual property offering enormous additional potential.

Currently comprising:

Covered Porch. Hall with staircase to the First Floor. Wood flooring which continues beneath the carpet in the Lounge. Ground Floor WC. Under stair storage.

Through Lounge with full height windows and French doors enjoying aspects of and giving access to the gardens.

Dining Room with windows overlooking the front and side garden areas. Natural wood flooring.

Kitchen with garden aspect and access and having been refitted with a range of white high gloss laminated fronted units with Silestone worktops over, inset into this is a sink unit. Integrated Bosch appliances include a stainless steel oven, microwave oven, five ring induction hob and extractor fan, washing machine and dishwasher. Freestanding American style fridge freezer which maybe available to the incoming purchaser, subject to negotiation. Cupboard housing the Worcester Bosch combination gas fired central heating boiler.

First Floor Landing serving Three Double Bedrooms and a Family Bathroom and 2 large storage cupboards. Access to partially boarded loft with extensive storage

All Bedrooms enjoy wide windows affording much natural light and the Principal Bedroom has extensive, modern built in furniture.

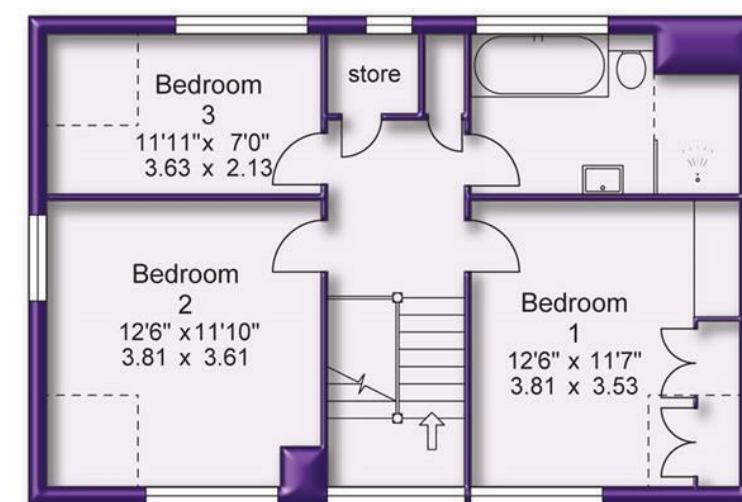
The Bedrooms are served by a stylishly appointed Family Bathroom fitted with a white suite and branded chrome fittings by Villeroy & Boch, Keuco and Gerberit, providing a double ended bath, large open wet room style shower area, wall hung wash hand basin and WC. Extensive tiling to the walls and floor.

Externally the property is approached from Cedar Avenue via a private road and through a remote controlled gated entrance which serves 2 properties, 6 & 7 Cedar Avenue. The access continues across the front part of 7 Cedar Avenue leading onto a wide gravelled driveway which provides extensive off street parking for a number of vehicles and in turn leads to the attached car port.

The Garden areas wrap around the house and incorporate the gravelled areas, with shaped lawns returning down the side and across the rear of the house, enclosed with mature laurel hedging, flowering plants, timber fencing and in turn opens up further to a substantial stone paved patio, positioned to the opposite side of the house, enclosed with traditional walling and mature screening, providing a really delightful sun trap.

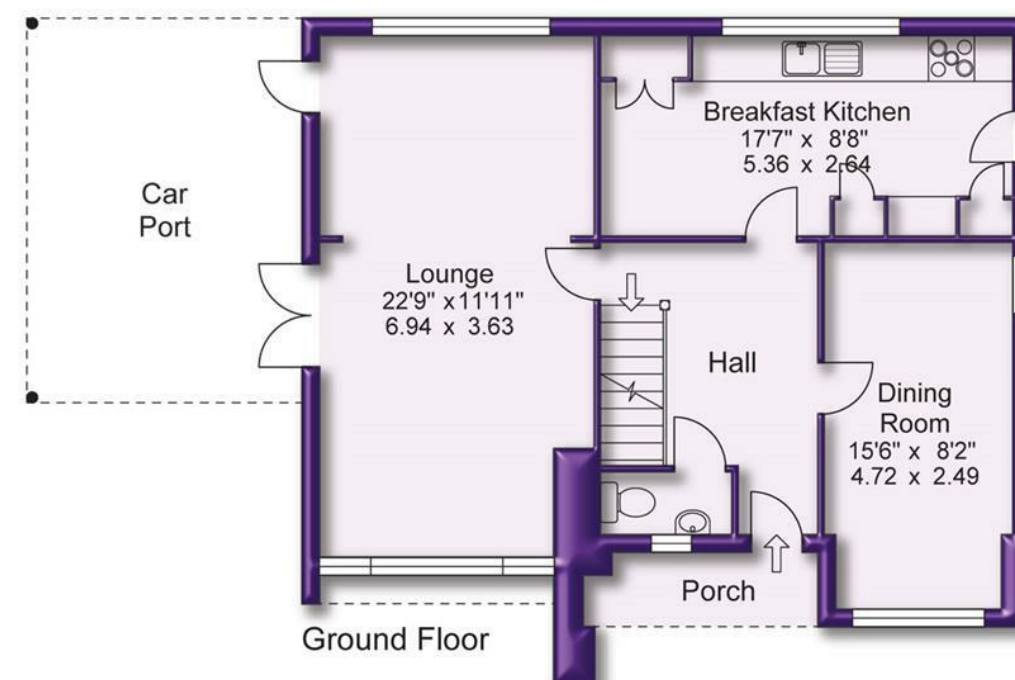
This attractively laid out garden setting completes a most interesting and individual property with superb additional potential to add value.

- Freehold
- Council Tax Band F



First Floor

Approx Gross Floor Area = 1329 Sq. Feet  
= 123.5 Sq. Metres



Ground Floor