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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	58

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

10 Deane Avenue
, Altrincham, WA15 7QD



A SUPERBLY PROPORTIONED, WELL PRESENTED SEMI DETACHED FAMILY HOME LOCATED ON A QUIET CUL-DE-SAC IN A POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1488SQFT.

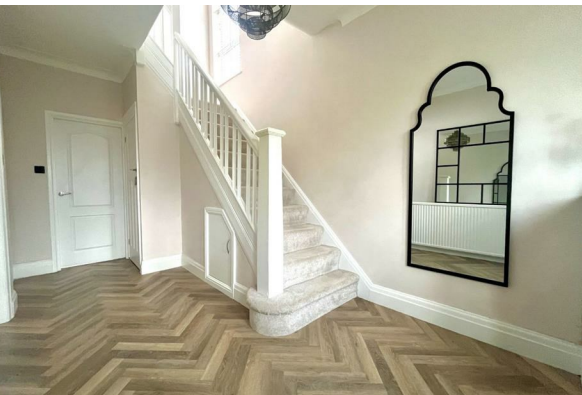
PORCH. HALL. WC. LOUNGE. FAMILY ROOM. BREAKFAST KITCHEN. DINING CONSERVATORY. THREE BEDROOMS. FAMILY BATHROOM. DRIVEWAY. GARDEN. NO CHAIN.

£535,000

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in detail



A superbly proportioned, bay fronted, traditional Semi Detached family home located at the end of this quiet cul-de-sac, being close to local schools, Timperley Village and with Altrincham Town Centre just a 25 minute walk away.

The well presented property is arranged over Two Floors with the accommodation extending to some 1488 square feet, providing a Hall, WC, Lounge, Family Room, Breakfast Kitchen and Dining Conservatory to the Ground Floor and there are Three good sized Bedrooms, served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear a good sized lawned Garden enjoying a Southerly aspect.

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

Comprising.

Enclosed Porch with windows to the front and side elevations. Tiled floor. Spacious 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. Built in metre cupboard. Coved ceiling.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Part tiled walls. Opaque window to the side elevation.

Family Room with bay window to the front elevation. Built in display shelving to either side of the chimney breast recess. Coved ceiling.

Lounge with French doors and windows overlooking and providing access to the gardens. To the chimney breast there is a modern gas living flame coal effect fireplace. Picture rail surround.

Breakfast Kitchen fitted with a 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 and tiled splash back. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. Built in cloaks. Bay window to the side elevation and doors and windows overlook the Conservatory.

Dining Conservatory with vaulted ceiling and doors and windows overlook and provide access to the gardens to the rear.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. Opaque window to the side elevation.

Bedroom One with window enjoying views over the gardens. Built in wardrobes providing excellent hanging and storage space.

Bedroom Two with bay window to the front elevation. Built in wardrobes to either side of the chimney breast recess.

Bedroom Three is a larger than average Third Bedroom with window to the front elevation. Loft access point with pull down ladder to a part boarded Loft space.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with shower attachment over, walk in wet room style shower with a thermostatic shower and glazed screen, dual wash hand basins with built in storage below and WC. Extensive tiling to the walls and floor. Built in cupboard with wall mounted gas central heating boiler housed within. Opaque window to the rear elevation. Chrome finish heated towel rail.

