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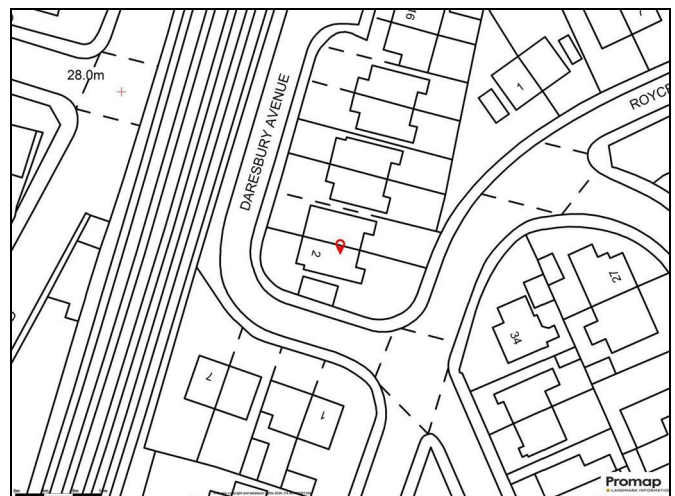
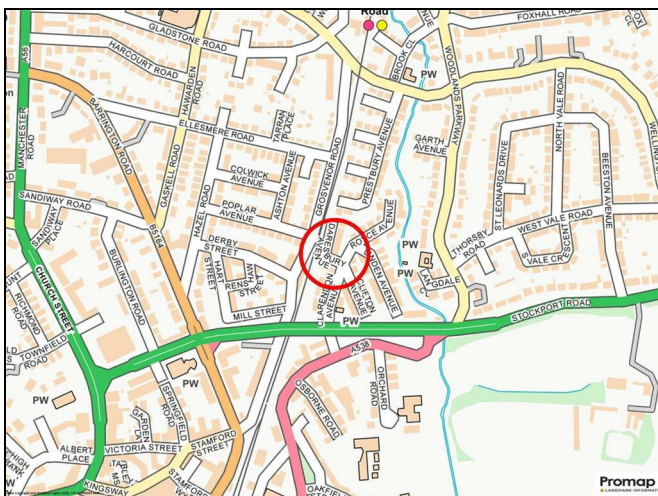
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INDEPENDENT ESTATE AGENTS

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 stylishly presented, updated and improved, Semi Detached family home located on a cul-de-sac within a few minutes walk of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter. In addition, the property is within easy reach of the excellent Grammar and independent schools.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1223 square feet, including the garage and provides an enclosed Porch, Entrance Hall, Family Room, Living and Dining Room and Kitchen 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 retuning in front of a Detached Single Garage and a good sized sunny aspect Garden to the rear.

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

Comprising:

Enclosed Porch with Cloaks Area. Spacious Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Wood flooring.

Family Room with wide window to the front elevation. Panelled wall feature. Coved ceiling.



Open Plan Living and Dining Room with wood flooring throughout. To the Living Area there is a wide window enjoying views over the gardens to the rear. Gas living flame, coal effect fireplace to the chimney breast. Coved ceiling. Dining Area with window to the side elevation.

Kitchen fitted with a range of high gloss base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, hob with extractor fan over and there is space for additional Kitchen appliances. Wall mounted, gas central heating boiler. Window to the side elevation and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Window to the side elevation. Coved ceiling.

Bedroom One with wide window to the rear elevation. Built in wardrobes and dressing table.

Bedroom Two with window to the front elevation.

Bedroom Three is a good sized Bedroom with window to the front elevation. Built in cupboard.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Windows to the side and rear elevations.

