



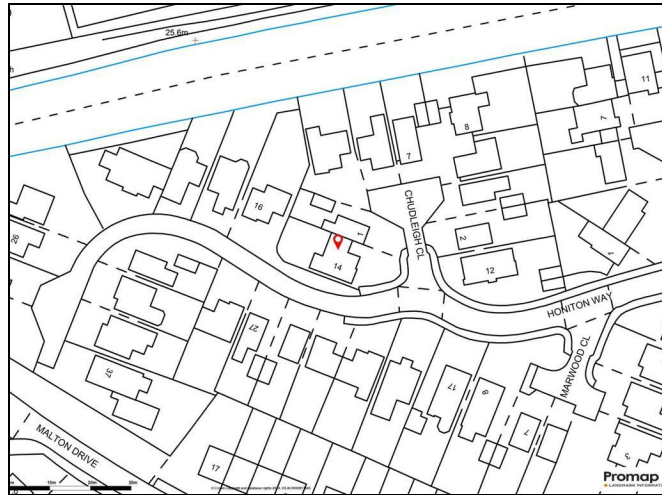
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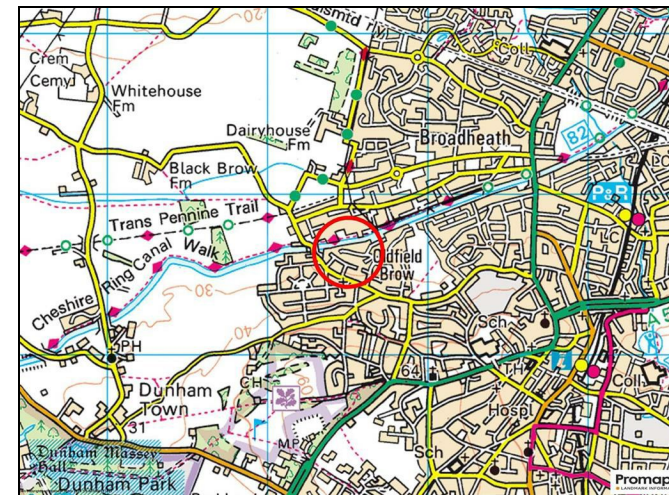
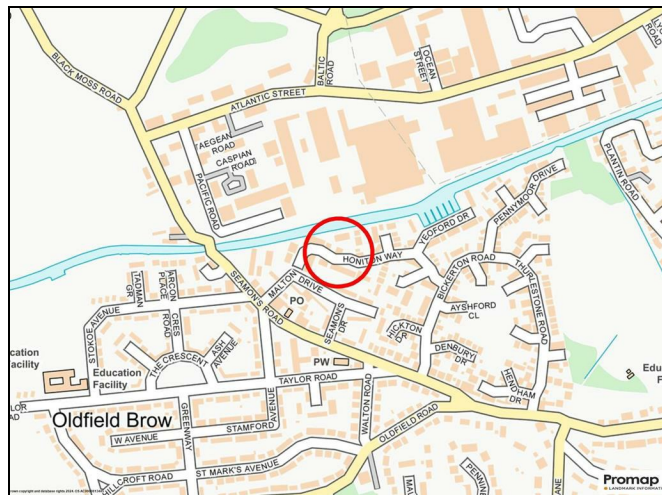


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, proceed on School Rd/B5166 towards Hayfield St and turn right onto Sibson Rd/B5166. Turn left onto Washway Rd/A56 and continue to follow A56 then right onto Oldfield Rd. Go through 1 roundabout, slight right onto Seamon's Rd then turn right onto Bickerton Rd then left onto Honiton Way where the property will be on the left.



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 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.



INDEPENDENT ESTATE AGENTS

14 Honiton Way Altrincham, WA14 4UW



AN IMMACULATELY PRESENTED MODERN DETACHED FAMILY HOME ENJOYING A CUL DE SAC LOCATION ON THIS POPULAR DEVELOPMENT IDEAL FOR OLDFIELD BROW PRIMARY SCHOOL. 1386 SQFT.

Hall. Lounge. Study Area. Living and Dining Room. Breakfast Kitchen. Four Bedrooms. Two Baths/Showers. Driveway. Garage. West facing Gardens.

£595,000

in detail



An extended and improved modern Four Bedroom Detached family home positioned on a cul de sac on this enormously popular development, with local convenience shops, Oldfield Brow Primary School, John Leigh Park, the Trans Pennie Way and the Bridgewater Canal all on the doorstep.



The Bedrooms are further served by the Family Bathroom fitted with a white suite of bath, vanity wash basin WC. Corner shower cubicle with drench shower head.

Attached Garage housing the gas central heating boiler.

The rear garden is laid mainly to lawn with two stone paved seating areas and importantly a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

UPVC double glazing

An excellent value family sized home in a great location.



Altrincham Town Centre, the Metrolink and the popular Market Quarter are all nearby.

The property is superbly presented throughout and provides Two Reception Rooms plus a Home Study Area to the Ground Floor, in addition to the Breakfast Kitchen, and has Four Bedrooms to the First Floor, served by Two Baths/Shower Rooms, one being En Suite.

Externally a Driveway leads to the Attached Single Garage and the lawned rear Garden enjoys a westerly aspect.

Comprising:

Entrance Hall with wood flooring that continues throughout the ground floor.

Cloakroom/WC.

Lounge with window to the front.

Opening to the Home Study Area with window to the side.

Living and Dining Room with bi-folding windows opening giving access to and enjoying an aspect of the Rear Garden.

Breakfast Kitchen accessed via both the Living and Dining Room and the Home Study Area, and fitted with Shaker style units with worktops returning to a peninsular unit breakfast bar. Integrated appliances include a double oven, gas hob, extractor fan, fridge freezer, dishwasher, washing machine and drinks/wine cooler. Window overlooking the rear Garden.

First Floor Landing serving the Bedrooms and Bathrooms.

Principal Bedroom 1, with a window to the front and modern built in wardrobes.

This Bedroom is served by a stylish En Suite Shower Room

Bedroom 2 is a double room with rear garden aspect.

Bedroom 3 is also a double room to the rear.

Bedroom 4 with a window to the side.



Approx Gross Floor Area = 1386 Sq. Feet
= 128 Sq. Metres

