



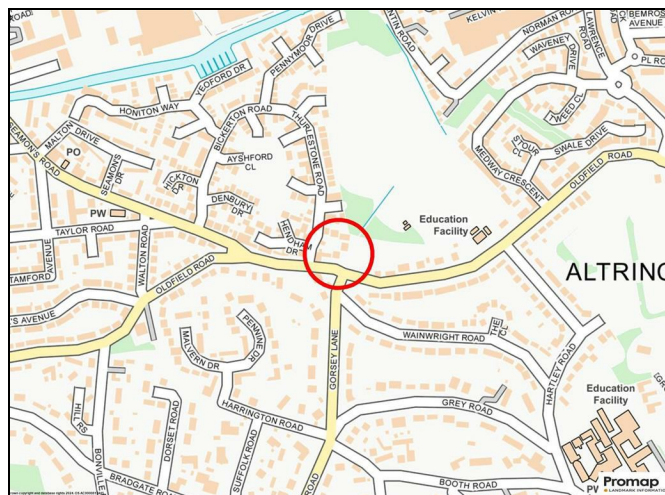
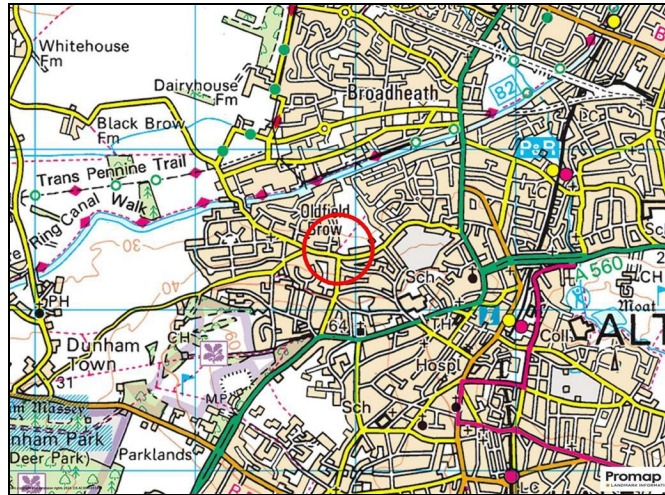
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INDEPENDENT ESTATE AGENTS

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) 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	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 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

4 Holset Drive Altrincham, WA14 4NA



A SUPERBLY PROPORTIONED AND WELL PRESENTED DETACHED FAMILY HOME ON A QUIET CUL-DE-SAC, WALKING DISTANCE TO EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND METROLINK. 1883SQFT

Hall. WC. Lounge. Home Office. Snug. Dining Kitchen. Utility Room. Four good size Bedrooms. Two Bathrooms. Driveway. Double Garage. Sunny aspect Gardens.

£750,000

in detail



A superbly proportioned, modern Detached family home located on this popular development walking distance to excellent schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink as well as having Thurlestone Park and John Leigh Park literally on its doorstep.

The well presented property is arranged over two floors with the extensive and versatile accommodation extending to some 1883 sq ft providing an Entrance Hall, WC, Lounge, Snug, Home Office, Dining Kitchen and Utility Room to the Ground Floor in addition to Four good size Bedrooms served by Two Bathrooms to the First Floor, one being an En Suite to the Principal Suite.

Externally, there is a Driveway providing ample off road Parking returning in front of a Double Integral Garage and to the rear there is a lawned garden with patio area which enjoys a sunny aspect.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Coved ceiling. Access to useful understairs storage. Decorative radiator cover.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Panelled walls. Coved ceiling.

Lounge enjoys a dual aspect with a double glazed uPVC frame window to the front elevation and French doors overlook and provide access to the Gardens to the rear. To the chimney breast there is a gas living flame coal effect fireplace with marble hearth and wood surround. Coved ceiling.

Dining Kitchen fitted with a range of cream coloured base and eye level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Two double glazed uPVC frame windows to the rear elevation enjoying views over the Gardens. Space for a range cooker. Integrated fridge, freezer and dishwasher.

Utility Room fitted with a range of white high gloss units with worktop, inset into which is a stainless steel sink with mixer tap over and tiled splashback. Space and plumbing for a washing machine and tumble dryer. Pull out larder unit.

Snug with French doors overlooking and providing access to the Gardens to the rear. Built in desk with cupboards and drawers.

Study with a range of built in furniture providing a desk, shelves and cupboards. Courtesy door to the Integral Double Garage with electric door and window to the side elevation. Loft storage.

To the First Floor Landing there is access to Four good sized Bedrooms served by Two Bathrooms, one being En Suite to the Principal Bedroom suite. Loft access point with pull down ladder with lighting and boarded storage space. Built in airing cupboard. Double glazed uPVC frame opaque window to the front elevation. Coved ceiling.

Principal Bedroom One is a superbly proportioned room with double glazed uPVC frame window



to the rear elevation enjoying views over the Gardens. There is an extensive range of built in bedroom furniture providing wardrobes, drawers, cupboards, bedside cabinets and dressing table. Coved ceiling.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings providing a double ended bath, an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Extensive tiling to the walls and floor. Electric underfloor heating. Built in storage cupboard. Double glazed uPVC frame opaque window to the front elevation.

A door provides access to a walk in wardrobe with built in cupboards, drawers and extensive hanging and storage space. Double glazed uPVC frame window to the rear elevation. Loft access point with pull down ladder with lighting and boarded storage space.

Bedroom Two with a double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Built in contemporary high gloss wardrobes providing excellent hanging and storage space. Coved ceiling.

Bedroom Three with a double glazed uPVC frame window to the front elevation. Coved ceiling.

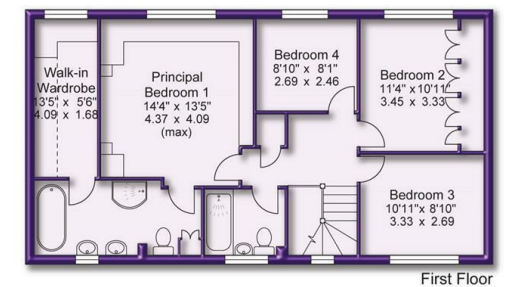
Bedroom Four with a double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Coved ceiling.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floors. Double glazed uPVC frame opaque window to the front elevation. Electric under floor heating.

Externally there is a recent retarmacked Driveway providing excellent off road Parking returning in front of the Integral Double Garage.

To the rear, there is a paved patio area adjacent to the back of the house accessed via French doors from the Lounge and Snug. Beyond, steps lead to a lawned Garden area with well stocked borders with a variety of plants, shrubs and trees enclosed within timber fencing. The Garden enjoys a South West therefore sunny aspect.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1883 Sq. Feet
(Including Garage) = 175.0 Sq. Metres

