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7 Urban Drive, Altrincham, WA15 8HX Offers In The Region Of £365,000

SEMI DETACHED HOUSE, THREE BEDROOMS, DOUBLE GLAZING, NEW BOILER, HIGH QUALITY KITCHEN, SAFE ENCLOSED PRIVATE GARDEN, RESIDENT PARKING, HIGHLY SOUGHT AFTER LOCATION.

Howell and Co are delighted to bring to the market a rare opportunity to purchase this three double bedroom semi detached house in the heart of Altrincham.

Urban Drive is situated in a quiet residential area within walking distance of Altrincham Town Centre, the railway, bus and tram stations, Tesco and Sainsburys, the cinema and Stamford Park. Fashionable Hale, with its numerous restaurants and bars is a ten minute walk from the house.

The property is in the catchment area for Altrincham Grammar Schools and is a moments walk from Blessed Thomas Holford Catholic School and Stamford Park Primary School and Hale Preparatory School is walking distance too.

ENTRANCE HALLWAY

Accessed via a composite front door, stairs leading to the first floor accommodation.

LIVING ROOM



With a double glazed window to the front elevation, feature fire place with inset electric fire, over mantel mirror, full height understairs storage, dado rail, cupboards housing meters, double doors leading through to the dining kitchen.

OPEN PLAN DINING KITCHEN



Fitted with a range of wall, base and display units incorporating a stainless steel sink unit with mixer tap, built in new stainless steel electric oven and gas hob with extractor above, plumbed for a washing machine, stone tiled floor, dado rail, part tiled walls, dual aspect double glazed windows.

REAR VESTIBULE

With large cupboard providing ample storage, glazed exterior door leading to the rear garden.

BATHROOM/W.C



Fitted with a white three piece suite comprising: Shaped bath with curved glass shower screen and mixer shower attachment, low level w.c and pedestal wash hand basin, heated chrome towel radiator, tiled walls, extractor unit, double glazed window to the rear elevation.

FIRST FLOOR LANDING

MASTER BEDROOM



Double bedroom with wardrobes either side and above of bed recess, double glazed window to the front elevation, large built in wardrobe.

BEDROOM TWO



Double bedroom with fitted wardrobe, double glazed window to the rear elevation.

BEDROOM THREE

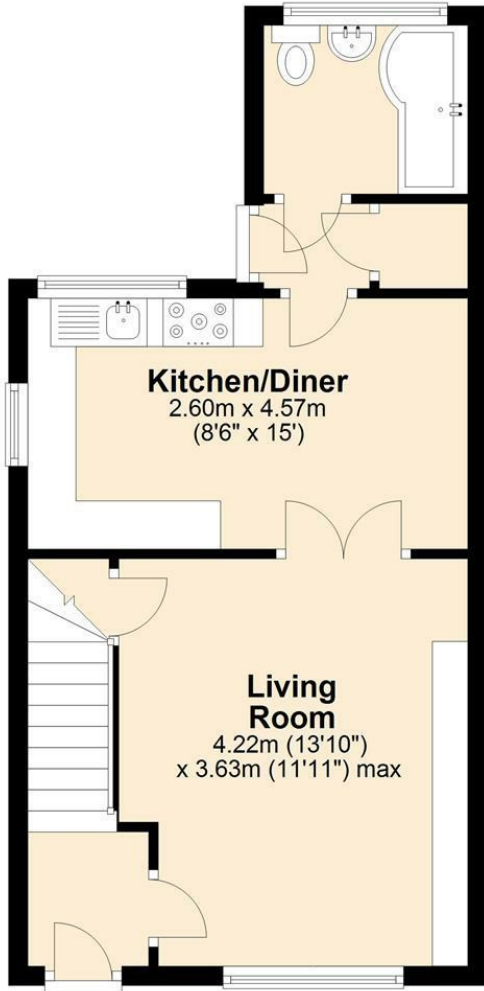
Double bedroom with a double glazed window to the rear elevation,

OUTSIDE

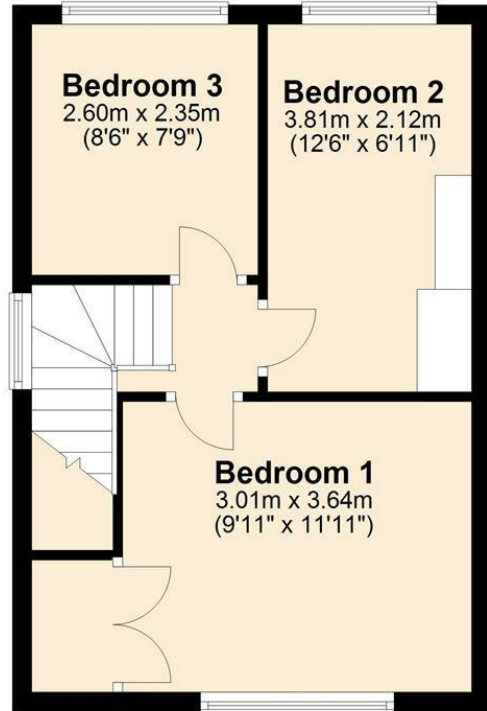


Externally the property has garden areas to the front and rear elevations.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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	