



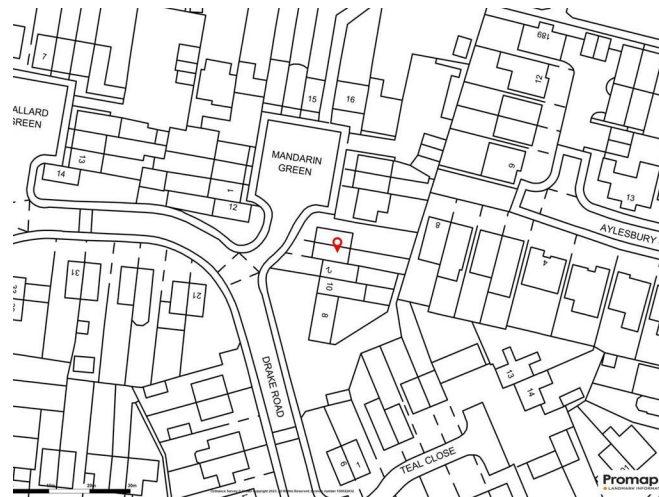
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

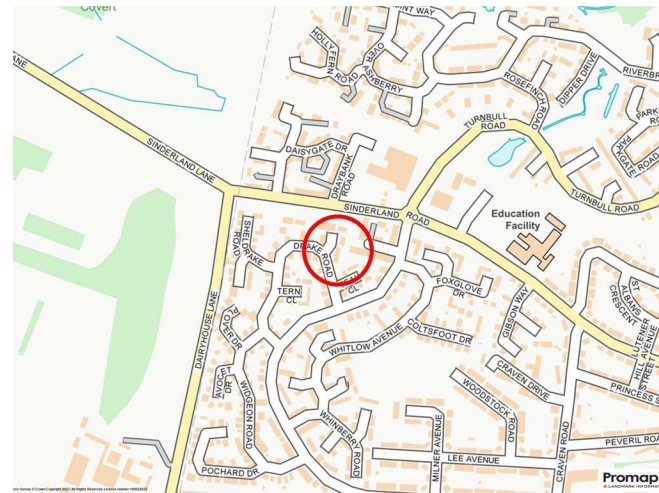


INDEPENDENT ESTATE AGENTS

location



From our Watersons Sale office, follow B5166 to Washway Rd/A56 and continue on Stamford Brook Rd. Turn right onto Stamford Brook Rd and at the roundabout, take the 1st exit onto Turnbull Rd. At the second roundabout, continue straight onto Barlow Rd. Turn right onto Drake Rd then turn right onto Mandarin Grn, the destination 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	Environmental Impact (CO ₂) Rating		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	87	England & Wales		EU Directive 2002/91/EC	66

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.



INDEPENDENT ESTATE AGENTS

4 Mandarin Green Broadheath, Altrincham, WA14 5LW



A BEAUTIFULLY PRESENTED TWO DBL BEDROOMED MEWS PROPERTY WHICH HAS BEEN UPGRADED AND IMPROVED THROUGHOUT. CONTEMPORARY KITCHEN + BATHROOM FITTINGS. ESTABLISHED GARDENS. DRIVEWAY AND GARAGE.

ENTRANCE VESTIBULE. LOUNGE. BREAKFAST KITCHEN. TWO DOUBLE BEDROOMS. STYLISH BATHROOM. DRIVEWAY + GARAGE. GARDENS.

CONTACT SALE 0161 973 6688

£285,000

in detail



A beautifully presented Two Double Bedroomed mews property located in this popular area close to Waitrose, good schools and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation providing an Entrance Vestibule, Lounge and Breakfast Kitchen to the Ground Floor and Two Double Bedrooms served by a stylish Bathroom to the First Floor.

Externally, there is a good sized rear garden, driveway providing off road parking and a Garage.

Comprising:

Double glazed uPVC door leading to an Entrance Vestibule. Glazed door opens to the lounge.

Lounge, a well proportioned reception room having a uPVC double glazed window to the front. Staircase rises to the First Floor. Door opens to useful understairs storage cupboard which has space and plumbing for a washing machine. Opening to the Breakfast Kitchen.

Breakfast Kitchen fitted with a range of Contemporary, white gloss finish handleless base and eye level units with worktops over with inset one and a half bowl stainless steel sink unit with mixer tap. Built in electric oven with integrated microwave combination oven above. Integrated fridge freezer. Inset ceramic hob. Breakfast bar area. Wall mounted gas central heating boiler housed within the units. UPVC double glazed window to the rear overlooking the gardens. UPVC double glazed door opens to outside.

To the First Floor Landing there is access to Two Double Bedrooms and a stylish Bathroom. Loft access point.

Bedroom One with uPVC double glazed window to the rear elevation overlooking the gardens. Door opens to a useful storage cupboard over the stairs.

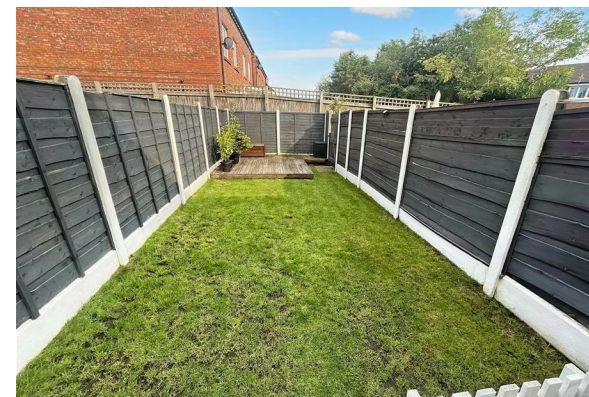
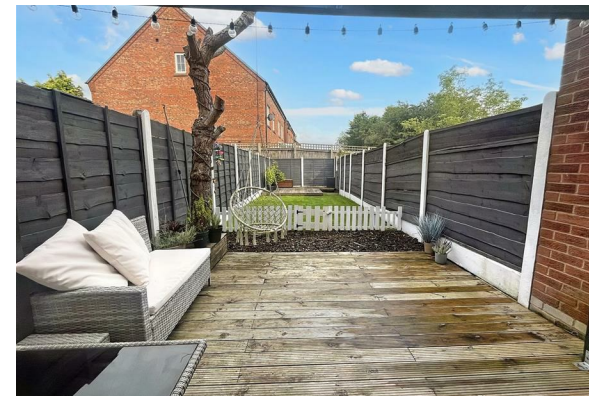
Bedroom Two with uPVC double glazed window to the front elevation.

The Bedrooms are served by a stylish Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with shower over and fitted glass shower screen. Twin draw wall hung vanity sink unit. WC. Wall mounted heated towel rail radiator.

Externally, there is a Driveway to the right of the house providing off road parking which leads to a Garage.

To the rear is a good sized lawned garden with decked and part covered patio area.

Would be a superb first time buy!



Approx Gross Floor Area = 684 Sq. Feet
= 63.41 Sq. Metres

