



Waveney Drive | | Altrincham | WA14 4UQ

£525,000



SHEPPARD & CO

Waveney Drive |
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£525,000

- Beautifully presented extended semi detached home
- Downstairs WC
- Principal bedroom with ensuite
- Landscaped garden
- Easy access to Altrincham and the Metrolink
- Contemporary open plan living home
- Partial integral garage
- Off road parking
- Cul de sac location
- Catchment to the areas finest schools

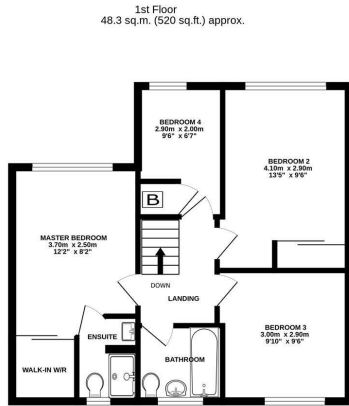
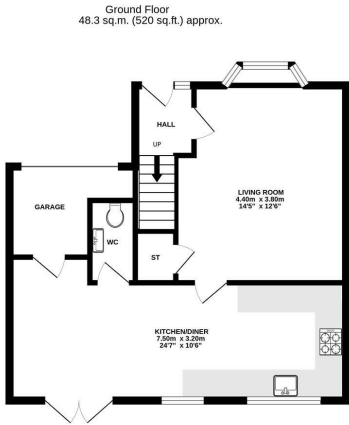
Tucked away within a quiet cul-de-sac, this extended semi-detached family home has been thoughtfully finished to create contemporary, open-plan living in a highly desirable setting, with excellent proximity to Altrincham, the Metrolink and some of the area’s most highly regarded schools.

The ground floor comprises a welcoming entrance hall, a well-proportioned living room with built-in storage, and a superb open-plan dining kitchen to the rear with underfloor heating throughout, opening directly onto the garden, ideal for both everyday living and entertaining. A downstairs WC completes the layout.

To the first floor are four well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from off-road parking to the front, in addition to a partially retained integral garage providing useful storage. To the rear is a private, enclosed garden, beautifully landscaped to include a paved terrace with brick-built BBQ, a lawned area and a raised decked seating space to the rear, offering a variety of areas to enjoy throughout the day.

A well-balanced home where layout, finish and setting come together.



TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	72	79
England & Wales	EU Directive 2002/91/EC	

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