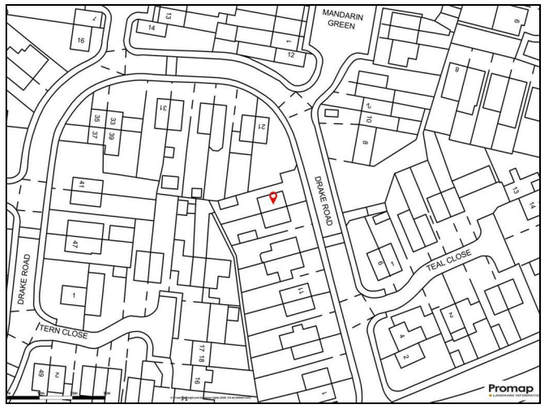
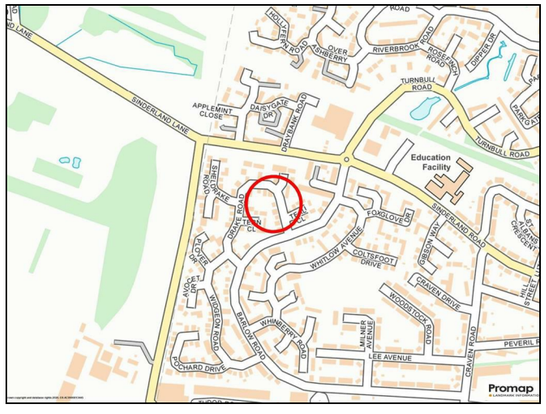
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212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

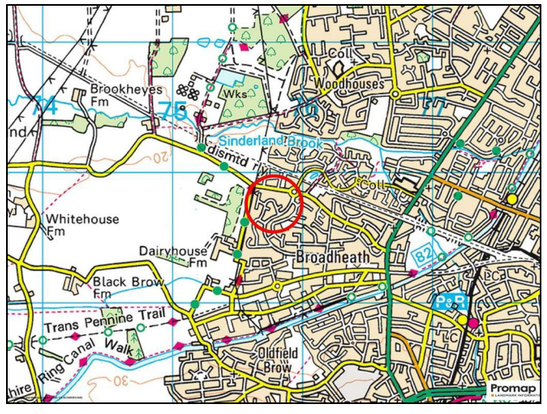
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CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

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location

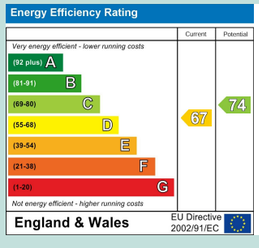


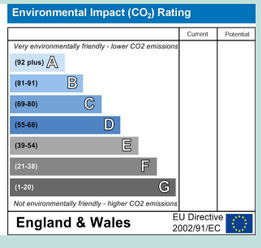




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





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.

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19 Drake Road

Broadheath, Altrincham, WA14 5LN



****NO CHAIN** AN IMMACULATELY PRESENTED, UPDATED AND IMPROVED THREE BEDROOMED MODERN SEMI DETACHED LOCATED WITHIN THIS POPULAR NEIGHBOURHOOD CLOSE TO SCHOOLS, SHOPS AND ALTRINCHAM RETAIL PARK. DETACHED GARAGE. LOVELY ESTABLISHED GARDEN.**

Hall. Lounge. Breakfast Kitchen. Three Bedrooms. Bathroom. Driveway. Detached Garage. Ample Driveway Parking. Attractive Gardens.

CONTACT SALE 0161 973 6688

£345,000

www.watersons.net

in detail









A superbly proportioned Three Bedroomed Semi Detached property located in this popular residential neighbourhood walking distance to Waitrose and Asda supermarkets, local schools and Altrincham Retail Park and close to Altrincham Town Centre with all its amenities, the popular Market Quarter and Metrolink.







Externally, there is a Driveway providing off road parking, Detached Garage and a lovely established rear Garden.

Comprising:

Entrance Hall, having an opaque, leaded, composite front door. Glazed double doors through to the Lounge. Staircase rising to the First Floor. Opaque, double glazed window to the side elevation.

Lounge. An excellent sized Reception Room, having a uPVC double glazed, bow window to the front elevation. Raised, wall-mounted, contemporary design electric fire. Door opens to useful understairs storage. Door through to the Breakfast Kitchen.

The Breakfast Kitchen is fitted with a range of base and eye-level units with worktops over and inset, stainless steel sink unit with mixer tap. Built-in oven with extractor hood over. Ample space for additional freestanding appliances. uPVC double glazed window to the rear elevation overlooking the Garden and a glazed, composite, stable-style door opens to outside. Wall-mounted, Vaillant gas central heating boiler concealed within one of the cupboards.

First Floor Landing, having a uPVC double glazed window to the side elevation. Spindle balustrade to the return of the staircase opening. Doors then provide access to the Three Bedrooms and Bathroom.

Bedroom One. A well-proportioned Double Bedroom, having a uPVC double glazed window to the front elevation. Extensive built-in wardrobes and drawers.

Bedroom Two. Another good-sized Double Bedroom, having a uPVC double glazed window to the rear elevation overlooking the Gardens.

Bedroom Three, having a uPVC double glazed window to the front elevation. Built-in storage.

The Bathroom is fitted with a suite, comprising of panelled bath with electric shower over and fitted glass shower screen, wash hand basin and WC. Opaque, uPVC double glazed window to the rear elevation. Wall-mounted, heated, polished chrome towel rail radiator.

Always a popular place to live!

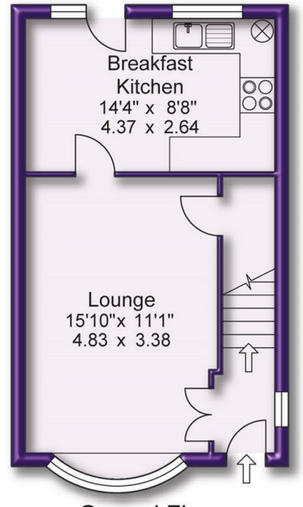
999 years from 1977 - end 2976 - 950 years left - £35 ground rent
Council Tax Band - C



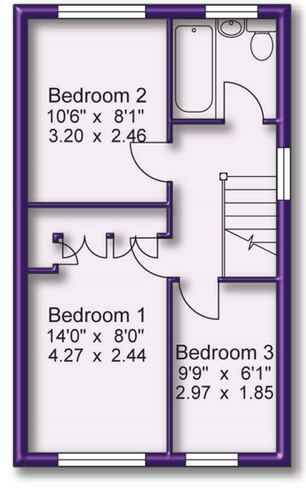




Approx Gross Floor Area = 705 Sq. Feet
= 65.6 Sq. Metres



Ground Floor



First Floor

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