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of doors, windows, rooms and any other items in this brochure, no
mission of mis-statement. The prices in this brochure are subject to
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as to their particular area. The prices in this brochure are subject to
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With every example that has been used to illustrate the accuracy of the population estimates, more measurements of doors, windows, rooms and other items that are appropriate and necessary to be used as such by any organization of mis-statement. This plan is to illustrate the procedures and the responsibility is taken for error, overspecific purchases. The system, systems and applications shown have not been tested and no guarantee is to be given.

This switch not the vendor or lessor accept any responsibility in respect of these particular, which are not intended to be statements or representations of fact and any intending purchaser or lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any fooligans on this brochure are for

The floor plan illustrates a house layout with the following dimensions:

- BEDROOM 3:** 2.78m x 2.25m (9'1" x 7'5")
- BEDROOM 1:** 3.82m x 3.47m (12'6" x 11'5")
- BEDROOM 2:** 3.68m x 3.47m (12'1" x 11'5")
- BATHROOM:** 2.78m x 1.78m (9'1" x 5'10")
- LANDING:** 2.78m x 1.78m (9'1" x 5'10")

Arrows indicate the direction of the staircase: "UP" points towards the landing, and "DOWN" points towards the bathroom area.

1ST FLOOR
162 sq.ft. (42.9 sq.m.) approx.

GROUND FLOOR 464 sq.ft. (43.1 sq.m.) approx.

The floor plan illustrates the layout of a house with the following dimensions:

- LOUNGE:** 3.76m x 3.47m (12'4" x 11'5")
- DINING ROOM:** 4.08m x 3.48m (13'5" x 11'5")
- KITCHEN:** 2.77m x 2.25m (9'1" x 7'5")
- VESTIBULE:** (Dimensions not provided)
- ENTRANCE HALL:** (Dimensions not provided)
- UP:** (Dimensions not provided)

A bathroom is indicated with a 'W.C.' label. A staircase is shown with an 'UP' label. The plan also includes a small diagram of a kitchen area with a sink and three circular fixtures.

DINING ROOM
13.5" x 11.5"
4.08m x 3.48m





De Quincey Road Altrincham
WA14 5PJ

£435,000



The Property

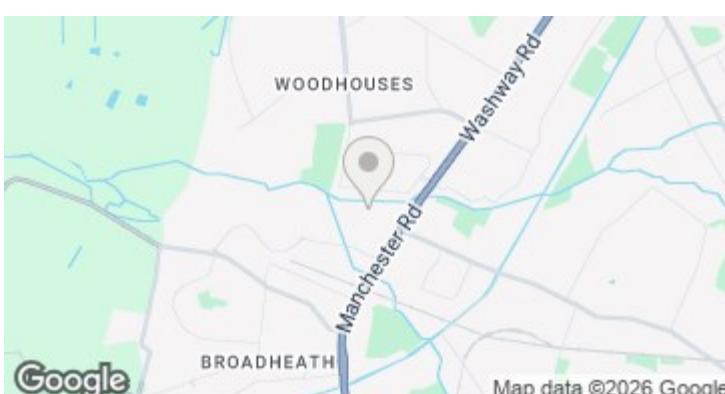
No Onward Chain. This traditional three bedroom semi-detached home offers versatile living with a scenic aspect overlooking De Quincey Park and is only short walk to Timperley Metro Link, as well as within catchment of highly regarded school.

In brief the accommodation offers a vestibule to entrance hall with access to a downstairs W.C, a bay front lounge and separate dining room, as well as a kitchen with access to the rear garden. To the first floor there are two good size double bedrooms and single third bedroom, and finally a family bathroom with separate W.C.

Externally there is a south facing rear garden which is lawned and private with off road parking to the front and side. The front also includes a lawned front garden with brick walled boundary.

Directions

WA14 5PJ



- No Onward Chain
- Off Road Parking
- Two Reception Rooms
- Downstairs W.C
- South Facing Rear Garden
- Scenic Aspect Overlooking De Quincey Park
- 2 Double Bedrooms
- Freehold
- EPC Rating C
- Walking Distance To Metro Link

Postcode - WA14 5PJ

EPC Rating - C

Floor Area - sq ft

Local Authority - Trafford Council

Council Tax - C

