



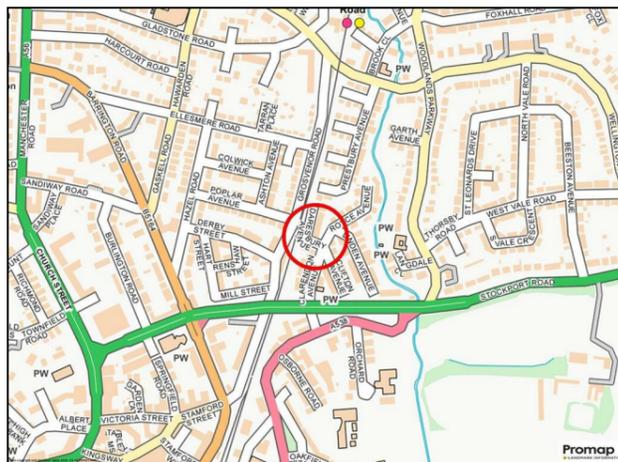
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INDEPENDENT ESTATE AGENTS

# 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)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 2 Daresbury Avenue

Altrincham, WA15 8JD

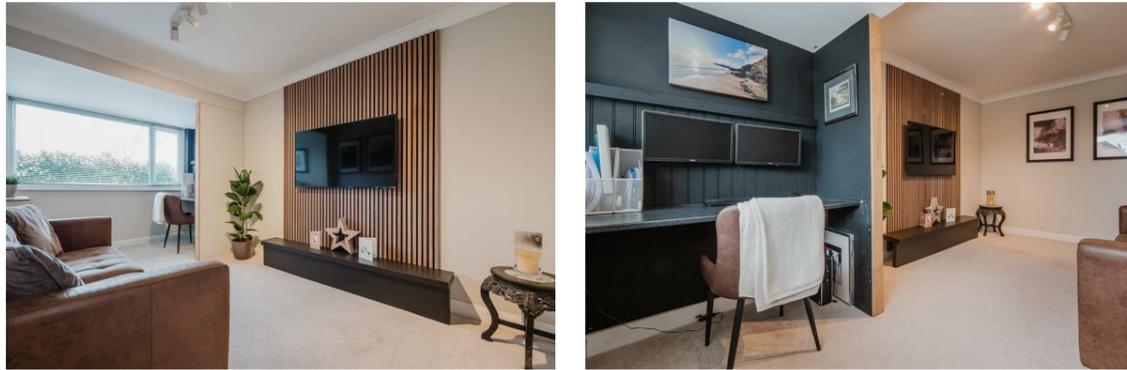


**A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED SEMI DETACHED FAMILY HOME LOCATED ON A POPULAR CUL-DE-SAC WITHIN A FEW MINUTES WALK OF ALTRINCHAM TOWN CENTRE, THE METROLINK. AND EXCELLENT LOCAL SCHOOLS. 1223SQFT**

**Porch. Hall. Family Room. Open Plan Living and Dining Room. Kitchen. Three Bedrooms. Family Bathroom. Driveway. Garage. Sunny aspect Gardens. NO CHAIN!**

**£425,000**

# in detail



A stylishly presented, updated and improved, Semi Detached family home located on a cul-de-sac within a few minutes walk of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter. In addition, the property is within easy reach of the excellent Grammar and independent schools.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1223 square feet, including the garage and provides an enclosed Porch, Entrance Hall, Family Room, Living and Dining Room and Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a Driveway returning in front of a Detached Single Garage and a good sized sunny aspect Garden to the rear.

The property is offered for sale with no chain and could be moved into with a minimum of fuss.

Comprising:

Enclosed Porch with Cloaks Area. Spacious Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Access to useful understairs storage. Wood flooring.

Family Room with wide window to the front elevation. Panelled wall feature. Coved ceiling.



Open Plan Living and Dining Room with wood flooring throughout. To the Living Area there is a wide window enjoying views over the gardens to the rear. Gas living flame, coal effect fireplace to the chimney breast. Coved ceiling. Dining Area with window to the side elevation.

Kitchen fitted with a range of high gloss base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, hob with extractor fan over and there is space for additional Kitchen appliances. Wall mounted, gas central heating boiler. Window to the side elevation and a door provides access to the same.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Window to the side elevation. Coved ceiling.

Bedroom One with wide window to the rear elevation. Built in wardrobes and dressing table.

Bedroom Two with window to the front elevation.

Bedroom Three is a good sized Bedroom with window to the front elevation. Built in cupboard.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Windows to the side and rear elevations.



Externally, there is a Driveway providing off road Parking returning in front of a Detached Single Garage. Gravelled Garden frontage with hedging.

To the rear, there are paved and decked patio areas adjacent to the back of the house, accessed via the door from the Kitchen. Beyond the Garden is laid to lawn and enclosed within timber fencing.



The property is offered for sale with no chain and could be moved into with a minimum of fuss.

- Leasehold - 999 years from 30 March 1973
- Council Tax Band C

Approx Gross Floor Area = 1223 Sq. Feet  
(inc. Garage) = 113.6 Sq. Metres  
Approx Gross Floor Area = 1033 Sq. Feet  
(exc. Garage) = 96.0 Sq. Metres

