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
PROPERTY SALES AND RENTALS

WATERSONS

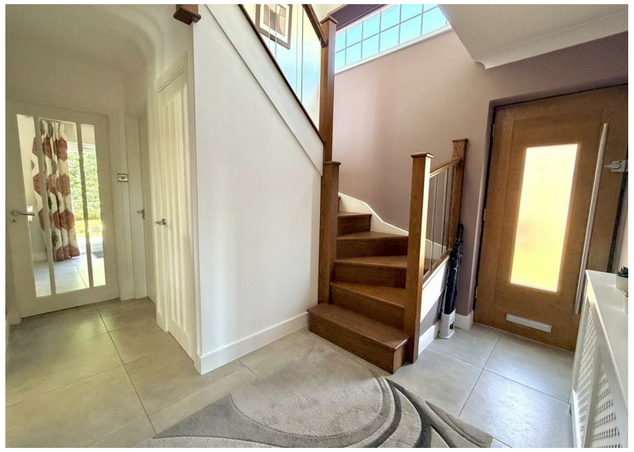
INDEPENDENT ESTATE AGENTS

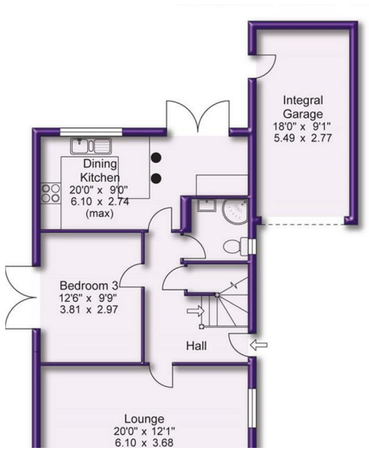
5 Langdale Close

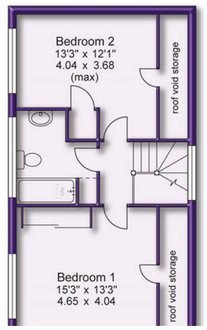
Timperley, Altrincham, WA15 7QW

£525,000

www.watersons.net




Integral
Garage
18'0" x 9'1"
5.49 x 2.77
Dining
Kitchen
20'0" x 9'0"
6.10 x 2.74
(max)
Bedroom 3
12'6" x 9'9"
3.81 x 2.97
Hall
Lounge
20'0" x 12'1"
6.10 x 3.68


Bedroom 2
13'3" x 12'1"
4.04 x 3.68
(max)
roof void storage
Bedroom 1
15'3" x 13'3"
4.65 x 4.04
roof void storage

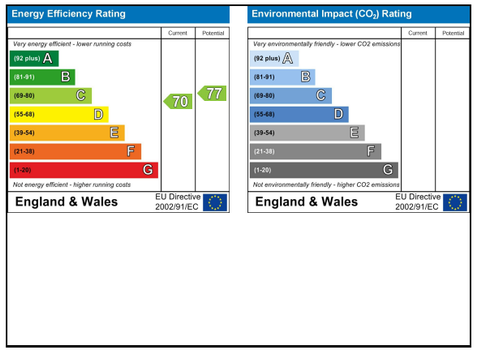
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

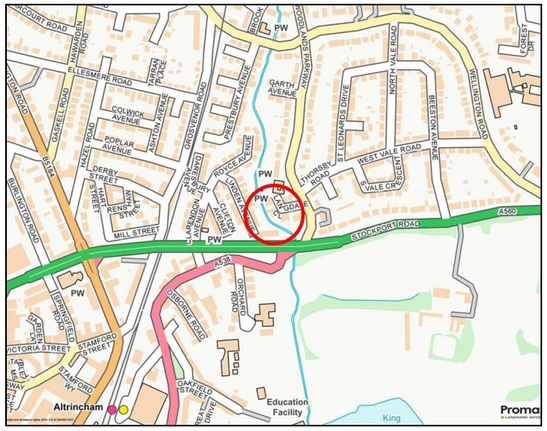
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)





overview

A BEAUTIFULLY PRESENTED DETACHED HOME ON A QUIET CUL-DE-SAC, JUST A SHORT WALK FROM NAVIGATION ROAD METROLINK, EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND THE MARKET QUARTER. 1403SQFT

Hall. Shower Room. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Driveway. Integral Garage. Lovely Gardens.

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.

in detail

An attractive Detached house enjoying a quiet cul-de-sac position in a desirable neighbourhood, walking distance to Navigation Road Metrolink, excellent schools, Altrincham Town Centre, its amenities and the popular Market Quarter.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1403 square feet providing a Hall, Shower Room, Lounge, Dining Room and Kitchen to the Ground Gloor and there are Two Double Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking returning in front of an Integral Garage and to the rear the Gardens are a delightful feature, laid to lawn with well stocked borders.

Comprising:

Entrance Hall with oak staircase and glazed balustrade rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Tiled floor. Opaque window to the side elevation. Access to useful under stairs storage.

Ground Floor Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Opaque window to the side elevation.

Superbly proportioned Lounge with windows to the front and side elevations. Attractive fireplace feature. Coved ceiling.

Open Plan Dining Kitchen with clearly defined areas and tiled flooring throughout. To the Dining Area, there are French doors overlooking and providing access to the gardens to the rear.

The Kitchen is fitted with a range of walnut base and eye level units with Corian worktops over, incorporating a breakfast bar. Integrated appliances include an oven, combination microwave oven, four ring induction hub with extractor fan over, fridge and dishwasher. Window to the rear elevation enjoying views over the delightful gardens and French doors provide access to the same.

To the First Floor Landing there is access to Two Double Bedrooms served by a contemporary Bathroom. Opaque window to the side elevation.

Bedroom One with windows to the front and side elevations enjoining views over the gardens. Built in wardrobes with sliding mirrored doors. Access to extensive roof void storage.

Bedroom Two with window to the rear elevation, enjoying views over the gardens to the rear. Useful built in storage cupboard. Access to extensive roof void storage.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation. Built in display shelving and storage. Chrome finished heated towel rail.

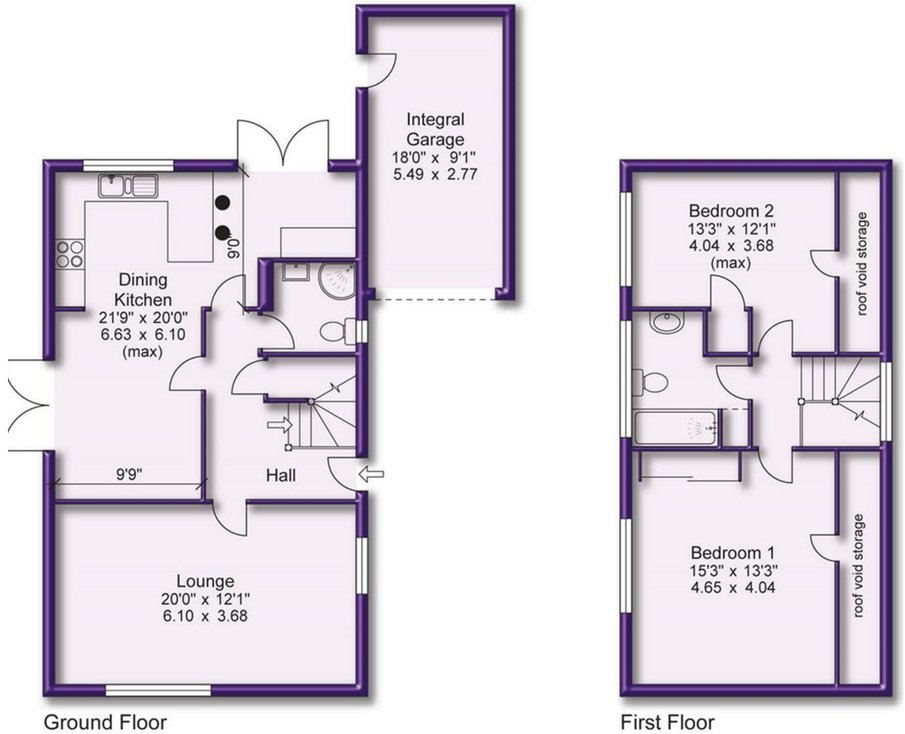
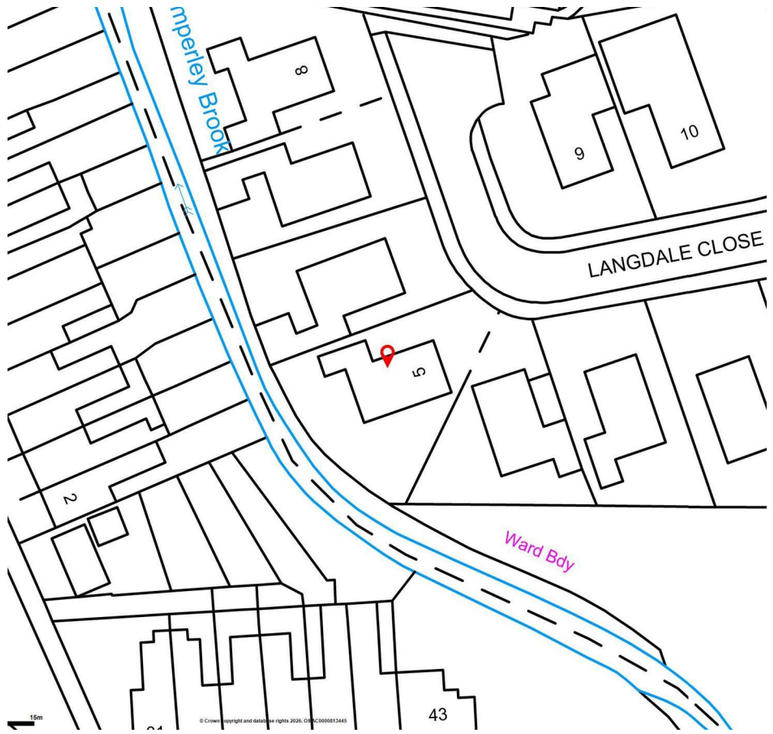
Externally, there is a Driveway providing off road Parking, returning in front of the Integral Garage.

The Gardens to the rear are a delightful feature, accessed via the French doors from the open plan Dining Kitchen. The Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees affording a high degree of privacy, enclosed within timber fencing.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1403 Sq. Feet
(inc. Garage and Roof Void Storage) = 130.3 Sq. Metres

Approx Gross Floor Area = 1157 Sq. Feet
(exc. Garage and Roof Void Storage) = 107.5 Sq. Metres



Alternative 3 Bedroom layout