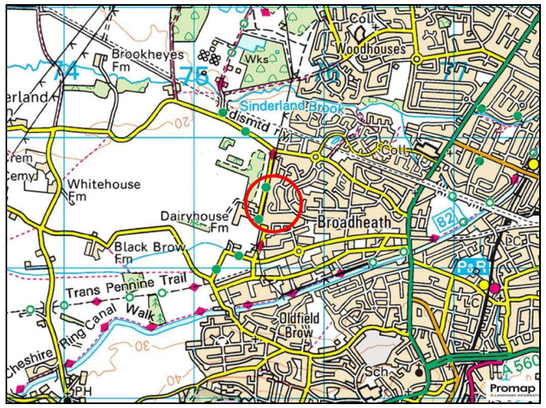
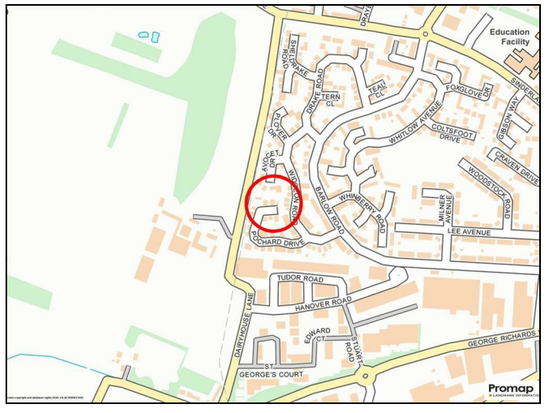
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WATERSONS
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location

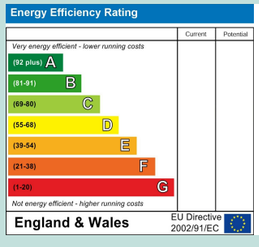


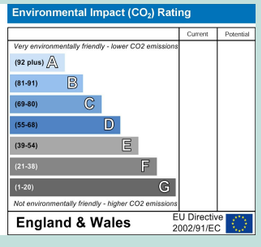




energy efficiency

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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59 Pochard Drive

Broadheath, Altrincham, WA14 5NJ



A STYLISHY PRESENTED SEMI DETACHED FAMILY HOME, IDEALLY POSITIONED ON A QUIET CUL-DE-SAC CLOSE TO EXCELLENT LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND ALTRINCHAM TOWN CENTRE. 839SQFT

Enclosed Porch. Lounge. Breakfast Kitchen. Dining Conservatory. Three Bedrooms. Family Bathroom. Driveway. Gardens.

£350,000

www.watersons.net

in detail





An immaculately presented, Semi Detached family home located in this popular neighbourhood on a quiet cul-de-sac close to local schools, shops, Altrincham Retail Park and within easy reach of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.







The stylish property is arranged over Two Floors with the accommodation extending to some 839 square feet, providing an Enclosed Porch, Lounge, Breakfast Kitchen and Dining Conservatory to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and well maintained Gardens to the front and rear.

Comprising:

Enclosed Porch with windows to the front and side elevations.

Spacious Lounge with spindle balustrade staircase rising to the First Floor. Gas living flame coal effect fireplace with marble hearth and wood surround. Window to the front elevation.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing for a washing machine. The units incorporate an island unit with space for breakfast bar stools. Access to useful under stairs storage. Wall mounted gas central heating boiler housed within the units. Windows to the rear elevation.

Dining Conservatory with vaulted ceiling and doors and windows enjoy views over and provide access to the delightful gardens to the rear.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. Opaque window to the side elevation. Loft access point.

Bedroom One with window to the front elevation.

Bedroom Two with window enjoying views over the Gardens to the rear.

Bedroom Three is a Single Room with window to the front elevation. Built in airing cupboard with shelving.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation.





Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via French doors from the Dining Conservatory. Beyond, the Garden is laid to lawn with a further patio area and stocked borders.







The Gardens are enclosed within timber fencing and hedging.

- Leasehold - 999 years from 1 January 1984
- Council Tax Band C

Approx Gross Floor Area = 839 Sq. Feet
= 77.9 Sq. Metres



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