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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 18 Albert Place

Altrincham, WA14 4PG



£760,000

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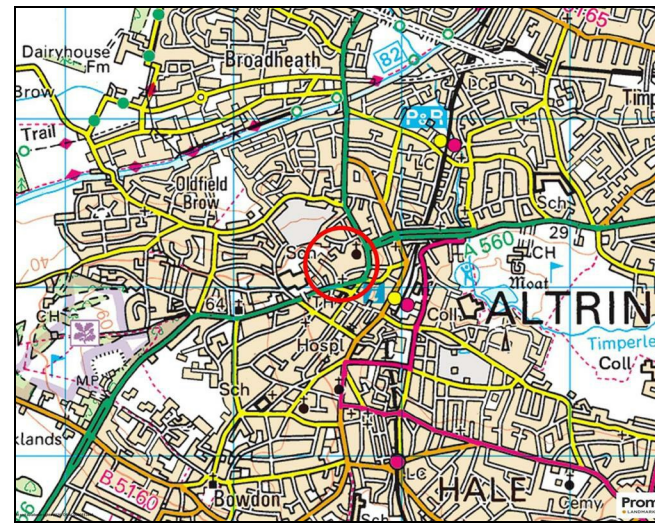
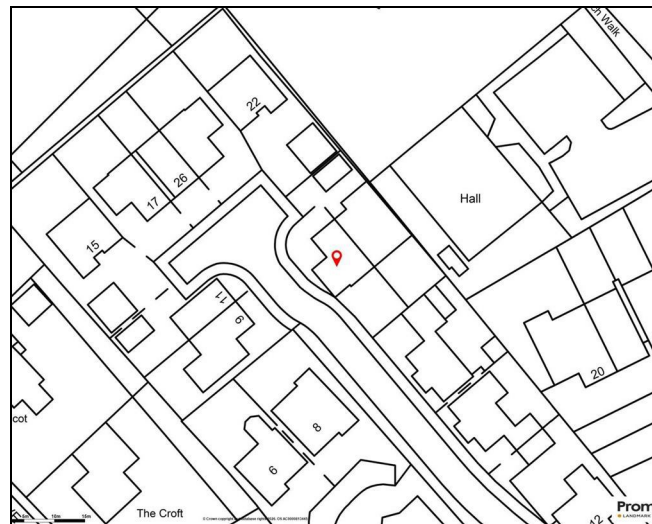
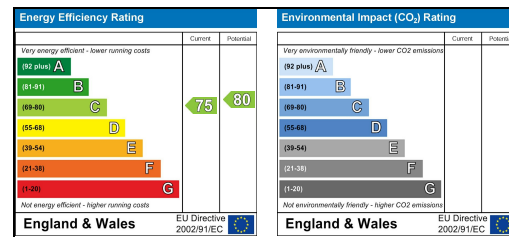


INDEPENDENT ESTATE AGENTS



## energy efficiency

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



# Overview

A BEAUTIFULLY PRESENTED, EXTENDED AND REMODELLED SEMI DETACHED FAMILY HOME LOCATED IN THE HEART OF ALTRINCHAM, WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, THE MARKET QUARTER, METROLINK, AND JOHN LEIGH PARK. 1584SQFT

Hall. Utility Room. WC. Lounge. Impressive Open Plan Live In Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Sunny Aspect Landscaped Gardens. Garden Store.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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.

# in detail

A beautifully presented, extended and remodelled Semi Detached family home located in the heart of Altrincham with its amenities, the popular Market Quarter and Metrolink and walking distance to excellent schools and John Leigh Park.

This stunning property is arranged over Three Floors with the accommodation extending to some 1584 square feet, including the Garden Store, providing a Hall, Utility, WC, Lounge and impressive Open Plan Live In Dining Kitchen served by Four Bedrooms and Two Bath/Shower Rooms.

Externally, there is a driveway providing off road parking and access to a Garden store. To the rear, there are landscaped south facing Gardens, therefore enjoying a sunny aspect.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Decorative radiator cover.

Utility Room with built in units with worktops over and with inset stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine and tumble dryer. Window to the front elevation.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin and WC. Tiling to the sink area. Tiled floor.

Impressive Open Plan Live In Dining Kitchen with sliding patio doors providing a delightful outlook over the landscaped gardens to the rear. The Kitchen Area is fitted with an extensive range of base and eye level units with Quartz worktops over and incorporating an island unit with space for breakfast bar stools. Integrated appliances include a double oven, induction hob with extractor fan over, fridge, freezer and wine cooler. Access to useful understairs storage.

To the First Floor Landing there is access to Two Bedrooms, First Floor Lounge and a Family Bathroom. Built in airing cupboard with pressurised system.

First Floor Lounge with windows to the front and rear elevations enjoying a dual aspect. Loft access point.

Principal Bedroom One with wide sliding patio doors and Juliette Balcony enjoy an aspect over the gardens to the rear. Built in wardrobes provide excellent hanging and storage space.

Bedroom Two with window to the front elevation. Built in wardrobes provide excellent hanging and storage space.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and black fittings providing a bath with handheld shower attachment over, separate enclosed shower cubicle with thermostatic shower and dual attachments, wash hand basin and WC. Extensive tiling to the walls and floor.

To the Second Floor Landing, there is access to Two further Double Bedrooms served by a Shower Room. Window to the side elevation. Loft access point.

Bedroom Three with attractive sloping ceilings and two inset Velux windows.

Bedroom Four with attractive sloping ceilings and two inset Velux windows. Built in wardrobes along one wall provide excellent hanging and storage space.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and black fittings providing an enclosed shower cubicle with glazed sliding doors and dual attachments, wash hand basin and WC. Tiling to the walls and floors.

Externally, there is a Driveway providing off road Parking, returning in front of a Garden Store.

To the rear, the Gardens are a delightful feature with paved patio area adjacent to the back of the house, accessed via the sliding doors from the Open Plan Live In Dining Kitchen. Beyond, there is a shaped area of lawn which is Astroturfed and enclosed within the paved patio. The Garden is enclosed within timber fencing and enjoys a South facing aspect.

- Leasehold - 999 years from 1 January 2011
- Council Tax Band F

Approx Gross Floor Area = 1584 Sq. Feet  
(inc. Garden Store) = 147.2 Sq. Metres

Approx Gross Floor Area = 1533 Sq. Feet  
(exc. Garden Store) = 142.5 Sq. Metres

