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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

21 Juliana Way

Altrincham, Cheshire, WA14 4YE



£440,000

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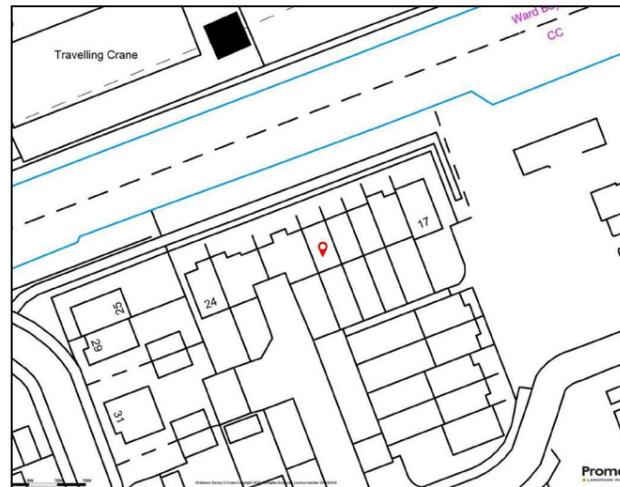
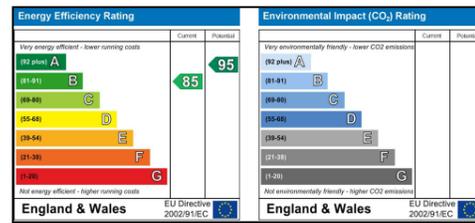


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A WELL PROPORTIONED TOWN HOUSE ON THIS POPULAR DEVELOPMENT CLOSE TO THE TOWN CENTRE AND WITH CANALSIDE WALKS ON THE DOORSTEP. 1027sqft.

WC. Lounge. Dining Kitchen. Three Bedrooms. Two Baths/Showers. Double Bay Parking. South facing Garden.



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.

in detail

A most attractively designed, recently completed Town House on this popular Development by Morris Homes and enjoying a wonderful position adjacent to and overlooking the Bridgewater Canal.

The location is exceptional, within walking distance of Navigation Road Metrolink, Altrincham Town Centre, its facilities and the popular Market Quarter, with canal side walks literally on the doorstep and with the open space of John Leigh Park nearby. In addition, the property is located appropriately midway between Navigation Road and Oldfield Brow Primary Schools.

The property is immaculately presented throughout with excellent specification kitchen and bathroom fittings and has accommodation arranged over Three Floors providing a Living Room, Dining Kitchen and WC to the Ground Floor and has Three excellent Bedrooms over the Two Upper Floors, served by Two well appointed Bath/Shower Rooms.

The Top Floor Principal Bedroom enjoys a Walk in Wardrobe and En Suite Shower Room.

Externally, there are appealing, low maintenance Gardens set out to the front and rear and are Two Covered Bay Parking spaces positioned to the rear serving the property.

Comprising:

Entrance door to Entrance Hall with staircase to the First Floor and door to the:

Living Room with window to the front overlooking the canal, and modern wood finish flooring. Useful understairs storage cupboard. Door to the:

Dining Kitchen with French doors and window giving access to and enjoying an aspect of the rear Garden. Continuation of the wood finish flooring. The Kitchen is fitted with a range of modern laminate fronted shaker style units with worktops over. Integrated stainless steel oven, hob and extractor fan. Further integrated fridge, freezer and plumbing for a washing machine. Door to the:

Ground Floor WC well appointed with a white suite and chrome fitting of WC and wash hand basin.

First Floor Landing with window to the front overlooking the canal, and a continuation of the staircase to the Second Floor. Doors give access to Two Bedrooms and the Family Bathroom.

Bedroom One. A good Double Room with two windows to the rear elevation.

Bedroom Two is currently utilised as a Home Study with a window overlooking the canal to the front.

These Bedrooms are served by the Family Bathroom stylishly appointed with a white suite and chrome fittings, providing a bath, wash hand basin, WC and large enclosed shower cubicle with thermostatic shower. Extensive tiling to the walls and floor.

Second Floor Landing giving access to:

Principal Bedroom Three with a dormer style window enjoying a delightful aspect across the canal to the front and having a door concealing a large Walk in Wardrobe.

This Bedroom is served by the En Suite Shower Room with a window to the rear and fitted with a white suite and chrome fittings, providing a double shower area with independent electric shower, wash hand basin and WC. Extensive tiling to the walls and floor. Access to under eaves storage space.

Externally, to the rear of the property there is Parking Area serving the properties on Juliana Way which is accessed via Baskerville Road. Within this area there are Two Covered bay Parking Spaces serving 21 Juliana Way.

From here a short footpath also gives access to a gate though to the rear Garden providing day to day access into the property. In addition, from the front adjacent to the canal there is a footpath approaching the properties on Juliana Way.

The front Garden is laid to a neatly tended area of lawn retained behind a dwarf brick wall.

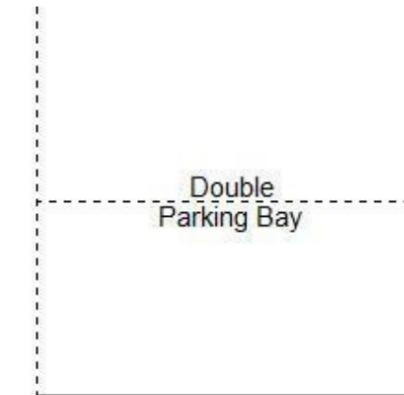
The Garden to the rear enjoys a South facing sunny aspect Garden and has a paved path and patio area adjacent to the back of the house. Beyond, the Garden is laid principally to lawn and enclosed with timber fencing and a gate gives access to a right of way to the Parking Area.

This is the first resale of this particular property design on the Development and as such we would expect it to be popular.

AGENTS NOTE:

When arriving to view the property, approaching via Norman Road into Plantin Road, and park on Plantin Road, take the footpath returning across the front of the properties parallel to the canal.

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1027 Sq. Feet
= 95.4 Sq. Metres

