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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

Devisdale Grange Groby Road

Altrincham, WA14 2BY



£675,000

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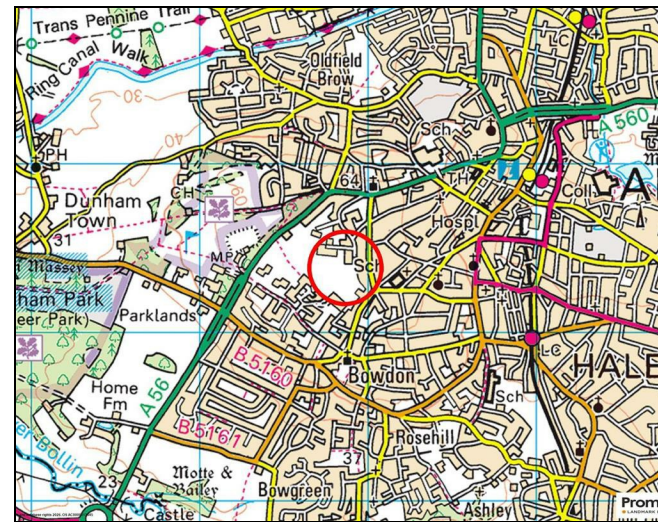
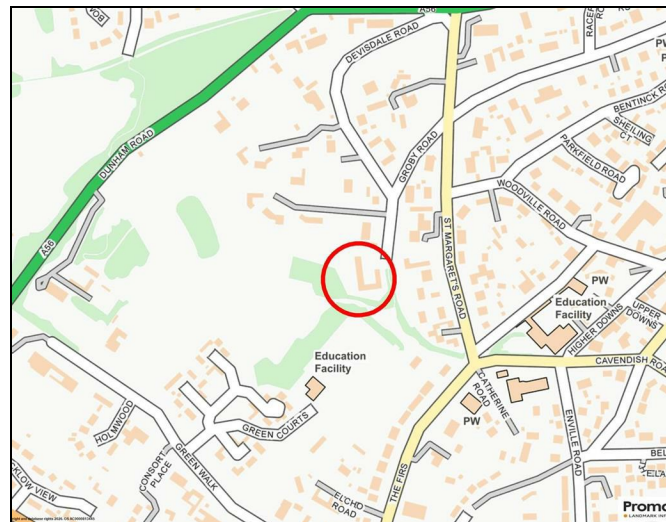
INDEPENDENT ESTATE AGENTS



energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(1-10) A
(81-91) B			(11-20) B
(69-80) C			(21-30) C
(55-68) D			(31-40) D
(39-54) E			(41-50) E
(21-38) F			(51-60) F
(1-20) G			(61-70) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Overview

A LOVELY COURTYARD PROPERTY, PART OF THE GATED DEVISDALE GRANGE DEVELOPMENT, SET WITHIN 2 ACRES OF BEAUTIFUL GROUNDS WITH A TENNIS COURT. 1545SQFT

Hall. WC. Study. Dining Room. Lounge. Breakfast Kitchen. Utility. Three fitted Bedrooms. Two Bath/Shower Rooms. Parking. Integral Garage. Garden. No Chain



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 lovely Semi Detached property set around a delightful courtyard forming part of the exclusive Devisdale Grange development by Crosby Homes.

The development is most impressive in its nature, sat behind a secure gated entrance and standing within superb mature Communal grounds with sweeping lawns and extending to in excess of two acres, incorporating a full size tennis court for the use of all the residents.

Devisdale Grange is superbly positioned in this prestigious location on the fringe of the Devisdale open space and as such within walking distance of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1545 square feet, providing a Hall, WC, Study, Lounge, Dining Room, Breakfast Kitchen and Utility to the Ground Floor and there are Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is ample Parking for visitors serving the development and the property itself benefits from a Parking space directly in front of the substantial Single Garage.

This property is offered for sale with no chain.

Comprising:

Covered Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Tiled floor. Coved ceiling. Picture rail surround. Access to useful understairs storage. Entry phone system.

Ground Floor WC fitted with a white suite providing a wash hand basin with built in storage below and WC. Inset mirror. Tiling to the walls and floor. Opaque window to the front elevation.

Study with window to the front elevation.

Dining Room with window to the front elevation.

Double doors open onto the Lounge with attractive fireplace feature. Doors overlook and provide access to the gardens. Coved ceiling.

Breakfast Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a double oven, four ring gas hob, fridge, freezer and dishwasher. Window to the rear elevation enjoying views over the gardens and a stable door provides access to the same. Tiled floor.

Utility Room with built in units and worktops with inset stainless steel sink and drainer unit with taps over and tiled splashback.

To the First Floor there is access to Three Bedrooms, served by Two Bath/Shower Rooms. Loft access point. Picture rail surround. Built in storage cupboard.

Principal Bedroom One with window to the rear elevation. There are built in double wardrobes providing excellent hanging and storage space. Coved ceiling.

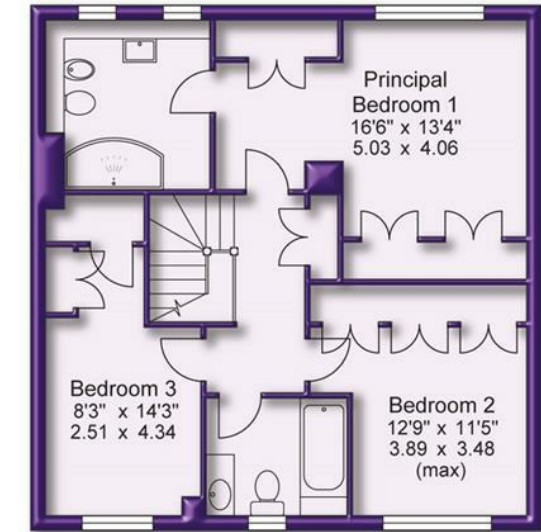
En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing a large walk in wet room style shower with thermostatic shower and glazed sliding doors, wash hand basin, bidet and WC. Extensive tiling to the walls and floor. Under floor heating. Two opaque windows to the rear elevation.

Externally, the Devisdale Grange development is approached via electric gates and there is ample parking for visitors serving the Development, and the Property itself benefits from a parking space directly in front, together with a substantial Single Garage.

The extensive Gardens are Communal and the property enjoys a paved patio area immediately adjacent to the Property. The Communal Gardens beyond the patio enjoy a delightful backdrop of mature greenery and substantial trees within the boundaries of neighbouring properties providing a most attractive outlook.

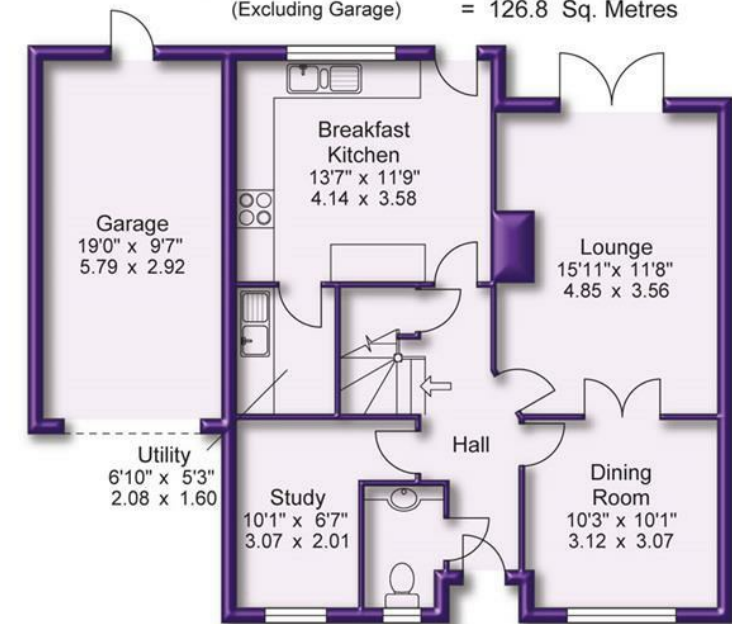
A superbly located property offered for sale with no chain and could be moved into with a minimum of fuss.

- Freehold
- Council Tax Band G



First Floor

Approx Gross Floor Area = 1545 Sq. Feet
(Including Garage) = 143.6 Sq. Metres
Approx Gross Floor Area = 1365 Sq. Feet
(Excluding Garage) = 126.8 Sq. Metres



Ground Floor