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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£548,000

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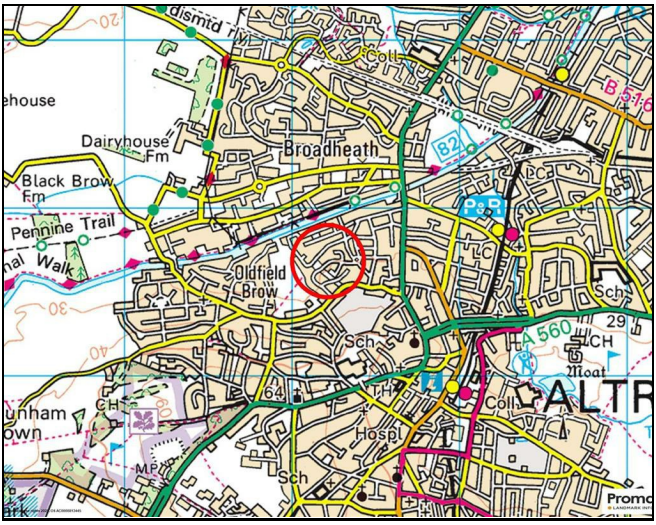
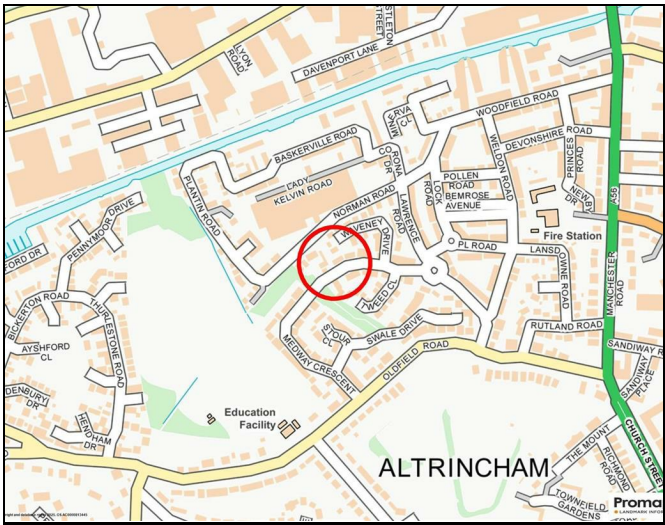
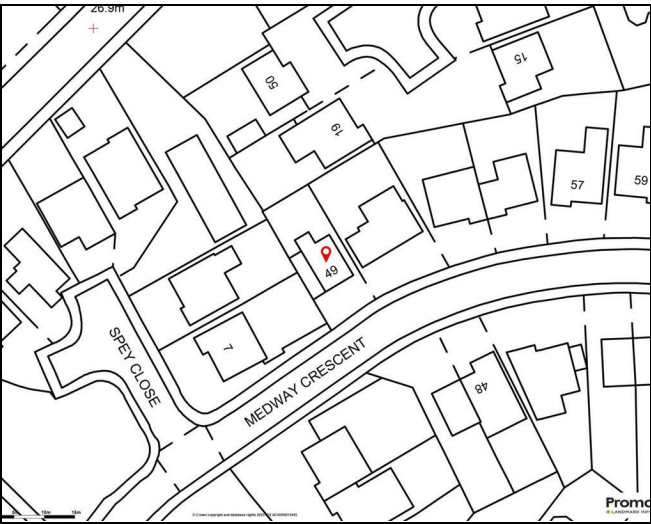
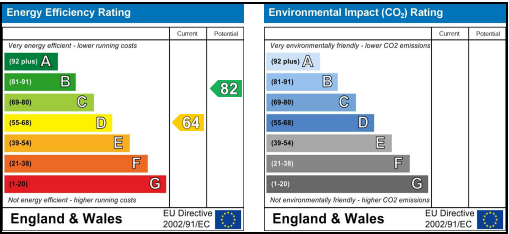
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energy efficiency

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



overview

A WELL PRESENTED, UPDATED AND EXTENDED MODERN DETACHED FAMILY HOME LOCATED IN THIS DESIRABLE NEIGHBOURHOOD CLOSE TO THE OPEN SPACE OF JOHN LEIGH PARK, EXCELLENT LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1040SQFT.

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Three Bath/Shower Rooms. Driveway. Gardens.



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 superb, updated, remodelled and extended, modern Detached family home located on this popular development, walking distance to excellent local schools, shops, Altrincham Town Centre, it's amenities, the popular Market Quarter and The Metrolink and with the open space of John Leigh Park literally on its doorstep.

The well presented property is arranged over Two Floors with the accommodation extending to some 1040 square feet providing a Hall, Lounge, Dining Room and Breakfast Kitchen served by Four Bedrooms and Three Bath/Shower Rooms.

Externally, there is a paved Driveway providing off road Parking and to the rear a paved patio area with lawned Garden enclosed within timber fencing.

Comprising:

Enclosed Porch. Entrance Hall with doors providing access to the Ground Floor living accommodation.

Lounge with double glazed uPVC frame window to the front elevation. Pebble effect, electric fireplace feature.

Dining Room with French doors which overlook and provide access to the gardens to the rear.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a double oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washing machine. To the Breakfast Area there are French doors overlooking and providing access to the garden to the rear.

Bedroom Four/Study with double glazed uPVC frame window to the front elevation.

En Suite Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with glazed screen, wash hand basin with built in storage below and WC. Chrome finish heated towel rail. Extensive tiling to the walls and floor. Inset velux window.

To the First Floor Landing there is access to Three Bedrooms served by Two Bath/Shower Rooms, one being En Suite to Principal Bedroom One. Double glazed uPVC frame opaque window to the side elevation. Loft access point with pull down ladder to a boarded Loft space.

Principal Bedroom One with double glazed uPVC frame window to the rear enjoying views over the gardens.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a Jacuzzi bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Chrome finish heated towel rail. Inset window.

Bedroom Two with double glazed uPVC frame window to the front elevation.

Bedroom Three with double glazed uPVC frame window to the front elevation. Built in airing cupboard.

The Bedrooms are served by a Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with thermostatic shower and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Double glazed uPVC frame opaque window to the side elevation. Extensive tiling to the walls and floor.

Externally, there is a paved Driveway providing off road parking.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Room and Breakfast Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing.

- Leasehold - 999 years from 21st November 1986
- Council Tax band D

Approx Gross Floor Area = 1040 Sq. Feet
= 96.6 Sq. Metres

