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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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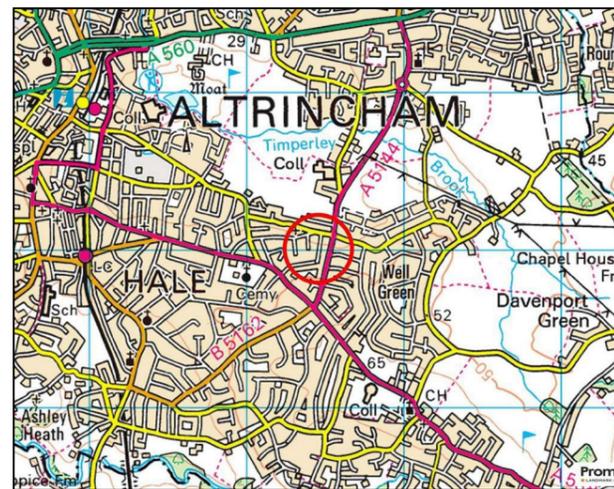
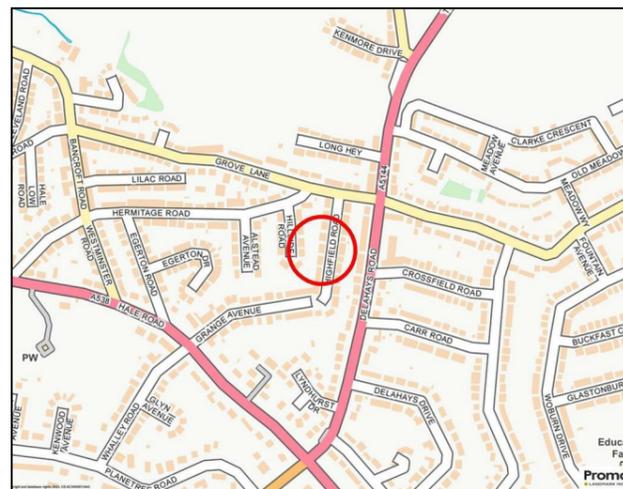
INDEPENDENT ESTATE AGENTS



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-38) 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 STYLISHLY PRESENTED, UPDATED AND EXTENDED BAY FRONTED SEMI DETACHED FAMILY HOME WITH LOFT CONVERSION, LOCATED ON A POPULAR CUL-DE-SAC CLOSE TO EXCELLENT SCHOOLS, HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1890SQFT

Porch. Hall. WC. Lounge. Family Room. Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens.



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

An attractive, traditional bay fronted Semi Detached family home, which has been extended and improved to include a Loft Conversion and provides fantastic family living space, arranged over Three Floors, extended to approximately 1,800 square feet.

The property is in a popular residential neighbourhood, close to Hale Village, Altrincham Town Centre, excellent schools and ideal for the motorway networks.

The accommodation is stylishly presented throughout with high specification kitchen and bathroom fittings, has traditional features retained and provides a spacious Lounge to the Ground Floor in addition to a superb open plan Family Room and Dining Kitchen with folding doors onto the garden. In addition, there is a Utility Room and a Ground Floor WC.

Over the Two Upper Floors are Four excellent Bedrooms served by Two well appointed Bath/Shower Rooms, including the Second Floor Principal Bedroom with En Suite.

Externally, the Driveway provides good off street Parking, whilst the Garden to the rear is of an excellent size, laid to artificial grass for ease of maintenance, enclosed within timber fencing, mature trees and bushes within the boundaries of this and neighbouring properties, providing a most attractive outlook.

The Garden enjoys a West facing and therefore sunny aspect.

Comprising:

Entrance Porch. Hall with wood finish flooring, staircase to the First Floor and attractive stained glass window features.

Ground Floor WC with a modern white suite.

Lounge with bay window to the front and modern wood finish flooring.

Family Room, ideal for day to day informal family living with tiled flooring. Open plan and design to the:

Dining Kitchen with wide folding doors and window giving access to enjoying aspects of the gardens and with additional Velux skylight windows inset into the part vaulted ceiling. Continuation of the tiled flooring throughout.

The Kitchen area is fitted with a range of modern flush finish units with Silestone worktops over, returning to a peninsula unit breakfast bar. Integrated double oven, fridge, freezer and dishwasher.

Utility room with a modern range of units and a door leading outside. Space for washing machine and dryer.

First Floor Landing with doors leading to Three Bedrooms and the Family Bathroom.

Bedroom One with a window overlooking the rear garden.

Bedroom Two with a window to the front.

Bedroom Three overlooking the front.

The Bedrooms are served by the Family Bathroom fitted with a white suite and chrome fittings, providing a double ended bath, wash and basin, open wet room style shower area and WC. Extensive tiling to the walls and floor.

Second Floor Landing leading to:

Principal Bedroom Four positioned under the eaves of the property with a dormer window enjoying far reaching views in addition to a Skylight window to the front. Built in wardrobes and under eaves storage space.

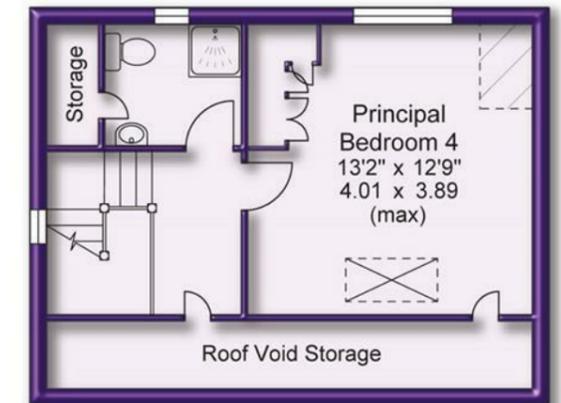
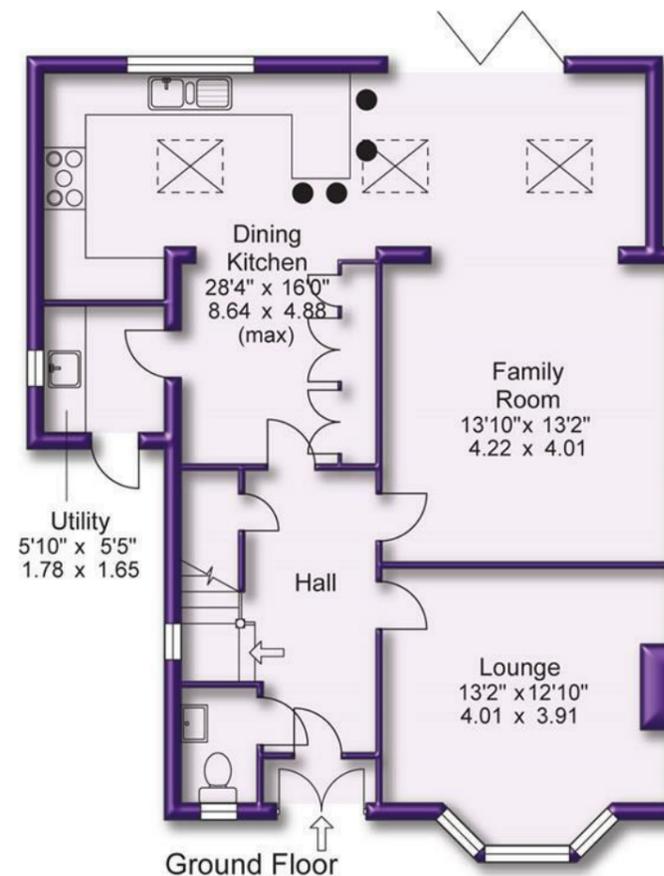
This Bedroom is served by the En- Suite Shower Room with an enclosed shower cubicle, wash and basin with toiletry cupboard and WC. Window to the rear.

An excellent example of the most popular style of home in a great location.

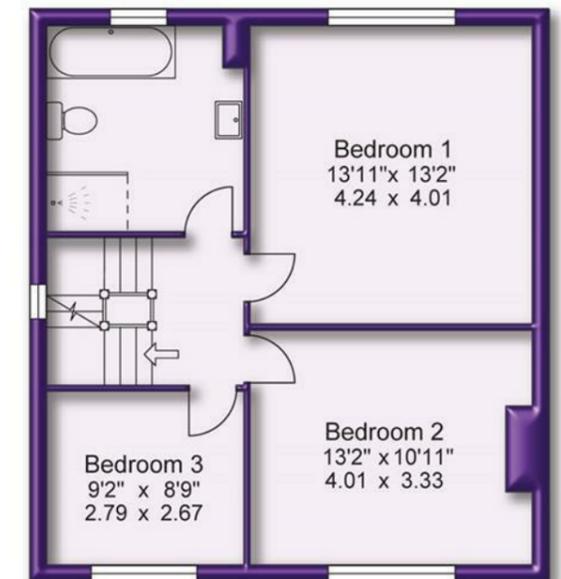
- Council Tax Band E
- 999 years from 13 September 1933

Approx Gross Floor Area = 1890 Sq. Feet
(inc. Roof Void Storage) = 175.6 Sq. Metres

Approx Gross Floor Area = 1809 Sq. Feet
(exc. Roof Void Storage) = 168.1 Sq. Metres



Second Floor



First Floor