



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net



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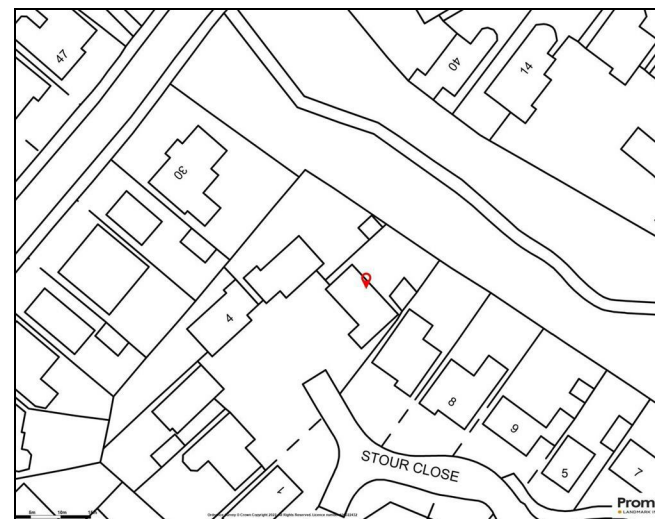
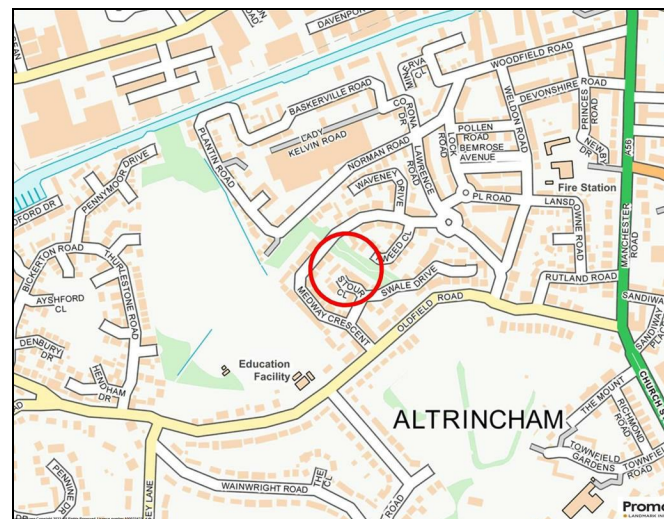
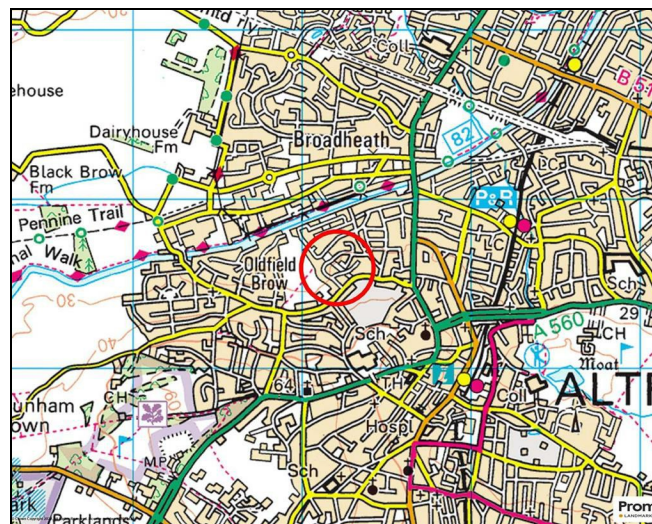
INDEPENDENT ESTATE AGENTS



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 plus) A		(92 plus) 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		(1-20) 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 BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME ENJOYING A CUL-DE-SAC POSITION WITHIN A MOMENTS WALK OF JOHN LEIGH PARK. 1610sqft.

Hall. WC. Lounge. Living/Dining Room. Family Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. 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 beautifully presented, considerably updated, improved and extended Modern Detached family home enjoying a head of cul de sac position, on this most popular development, just off Oldfield Road, walking distance to excellent local schools, Altrincham Town Centre, all its amenities, the Metrolink and popular Market Quarter and with the open space of John Leigh Park literally on the doorstep.

The well balanced accommodation is arranged over Two Floors extending to some 1610 square feet providing a Porch, Hall, WC, Lounge, Living and Dining Room, Family Room and Breakfast Kitchen to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear there is an enclosed Garden with patio area and mature screening providing a high degree of privacy.

Comprising:

Entrance Porch. Hall with spindle balustrade staircase rising to the First Floor with storage cupboard beneath. Doors provide access to the Ground Floor Living Accommodation. Solid wood flooring.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Solid wood flooring. Opaque window to the rear elevation.

Lounge is a dual aspect room with bay window to the front elevation and sliding patio doors overlooking and providing access to the gardens to the rear. To the chimney breast there is a gas living flame, coal effect marble fireplace. Coved ceiling. Solid wood flooring.

Living and Dining Room with window to the front the front elevation. Gazco cast iron log burning stove.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is stainless steel, one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, five ring gas hob with extractor fan over, dishwasher and there is space and plumbing for a fridge freezer and dishwasher. Window to the rear elevation and a door provides access to the same. Tiled floor.

Double doors lead to a Family Room with vaulted ceiling and windows and doors overlook and provide access to the delightful gardens beyond.

To the First Floor Landing there is access to Four good sized Bedrooms and Two Bath/Shower Rooms. A window enjoys views over the rear elevation. Loft access point.

Principal Bedroom One enjoying a dual aspect with windows to the front and rear elevations.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed folding doors, wash hand basin and WC. Extensive tiling to the walls and floor. Inset Velux window. Chrome finish heated towel rail.

Bedroom Two with two windows to the front elevation. Built in wardrobes with mirrored sliding doors.

Bedroom Three with window to the front elevation. There is a range of built in bedroom furniture providing wardrobes, cupboards and bedside units providing ample hanging and storage space. Coved ceiling

Bedroom Four is a good sized Single Room with window to the rear elevation. Built in wardrobes and cupboards. Dado rail surround, Coved ceiling.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings providing a double ended bath with shower over, wash hand basin and WC. Opaque window to the rear elevation. Tiled walls. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing off road Parking and a lawned garden frontage.

To the rear, there is a patio area adjacent to the back of the house, with shallow steps rising up to the main garden. This is laid principally to lawn with maturely stocked borders, shrubs, bushes and plants and with a further patio area to the far end of the garden.

The garden is enclosed within timber fencing and enjoys a backdrop of substantial mature trees, providing delightful aspect in a mature setting.

- Freehold
- Council Tax Band E

