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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PROPERTY SALES AND RENTALS

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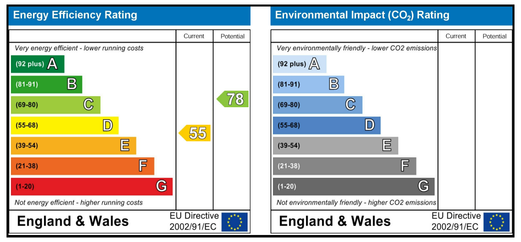

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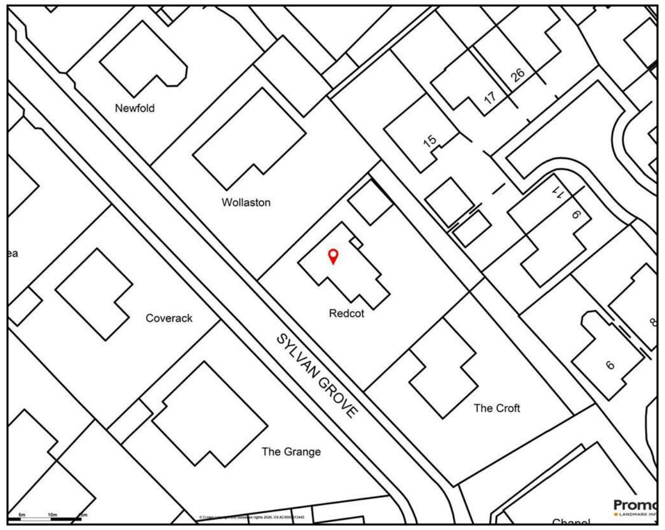
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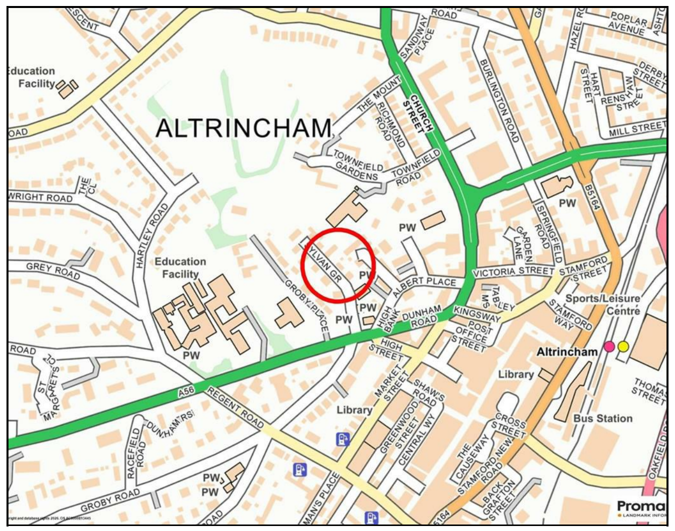
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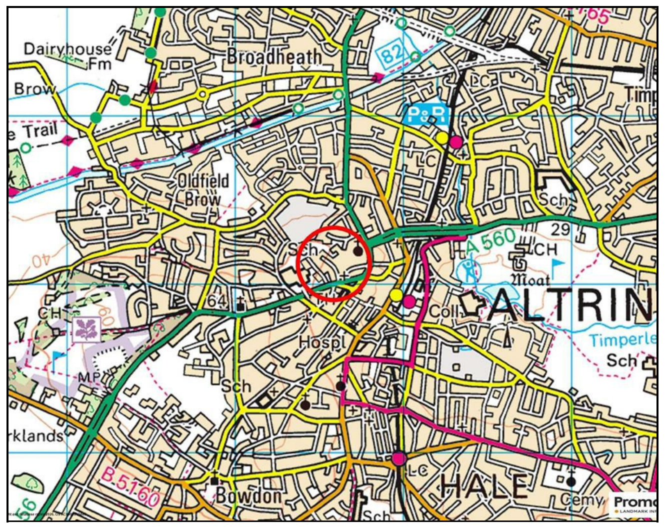
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

A SUPERB OPPORTUNITY TO PURCHASE A DETACHED PROPERTY OCCUPYING A GENEROUS PLOT ON A HIGHLY DESIRABLE ROAD, MOMENTS FROM ALTRINCHAM TOWN CENTRE, THE POPULAR MARKET QUARTER AND METROLINK. 1557SQFT

Porch. Hall. Lounge. Dining Room. Breakfast Kitchen. Conservatory. Utility. WC. Three Double Bedrooms. Family Bathroom. Driveway. Double Garage. Sunny Aspect Gardens. No Chain!



in detail

An opportunity to purchase a Detached property occupying a generous plot, offering the potential to remodel and extend, subject to up to date building regulations and planning permission. Situated on this highly desirable road with Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink literally on its doorstep.

The property is arranged over Two Floors with the accommodation extending to some 1557 square feet, providing a spacious Hall, Lounge, Dining Room, Breakfast Kitchen and Conservatory in addition to a Utility and WC to the Ground Floor and to the First Floor are Three Double Bedrooms and a Family Bathroom.

Externally, there is a Driveway providing off road Parking, returning in front of a Detached Double Garage. The Gardens are a particular feature with lawned Gardens to three sides enjoying a South facing, therefore sunny aspect.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful under stairs storage.

Lounge with bay window to the front elevation. Exposed brick chimney breast feature.

Dining Room with bay window to the side elevation.

Breakfast Kitchen enjoying a dual aspect with bay window to the breakfast area. The Kitchen is 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 a mixer tap over. Space for a Range cooker. Integrated fridge, freezer, microwave, oven and dishwasher. Window to the rear enjoying views over the Gardens.

Conservatory with vaulted ceiling and windows enjoying views over the Gardens and French doors provide access to the same. Tiled floor.

Utility Room with units and there is space and plumbing for washing machine and tumble dryer. Window to the rear elevation enjoying views over the Gardens and doors lead through to the hallway.

Rear Porch with a door providing access to the Gardens.

Ground Floor WC fitted with a coloured suite. Opaque window to the rear elevation. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three Double Bedrooms served by a Family Bathroom. Window to the front elevation. Loft access point. Built in airing cupboard.

Bedroom One enjoying a dual aspect with windows to the front and rear elevations enjoying views over the Gardens. Built in wardrobes provide hanging and storage space.

Bedroom Two with window to the front elevation. Built in wardrobes, display shelving and bedside tables.

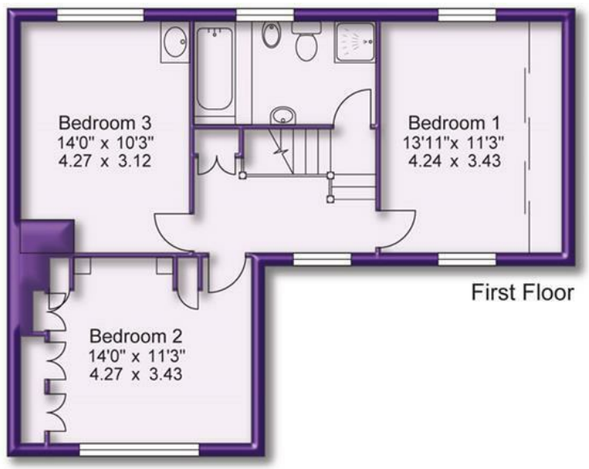
Bedroom Three with window to the rear elevation enjoying views over the Gardens. Built in vanity sink unit.

Externally, there is a gravelled and paved Driveway providing off road Parking returning in front of a Detached Double Garage.

The Gardens are a particular feature, mainly laid to lawn with well stock borders with a variety of plants, shrubs and trees and enclosed within brick walling and timber fencing.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band F



Approx Gross Floor Area = 1557 Sq. Feet
= 144.7 Sq. Metres

