



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



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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# 39 Welman Way

Altrincham, WA15 8WE



£620,000

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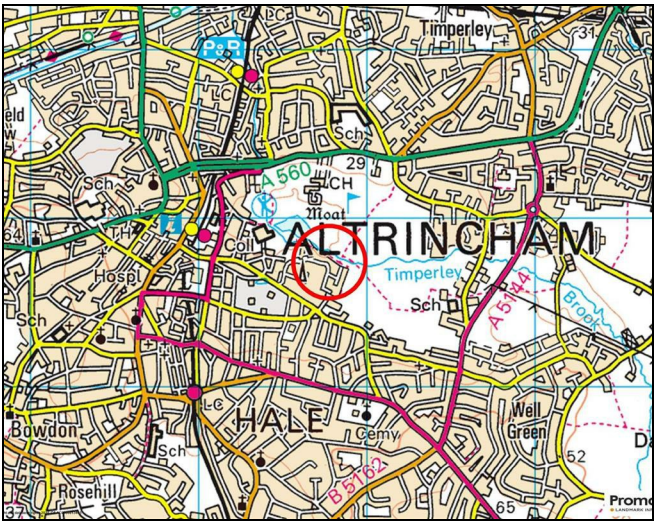
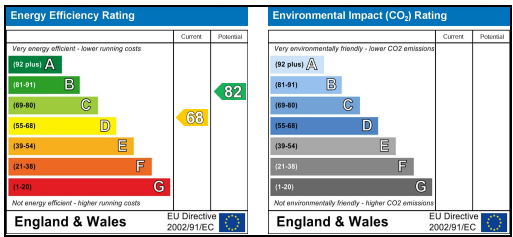


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

A SUPERBLY PROPORTIONED THREE STOREY TOWNHOUSE WITH DRIVEWAY, SITUATED ON THIS EVER POPULAR DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE AND STAMFORD PARK AND SCHOOL. 1462 SQFT

Entrance Hall. WC. Family Room/Home Office. Dining Kitchen. Conservatory. Utility Room. Lounge. Four Bedrooms. Two Bath/Showers. 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

A superbly sized Townhouse, being one of the larger design types on this immensely popular development and ideally located within walking distance of Stamford Park and School and close to both Altrincham Town Centre, its facilities, the Metrolink, popular Market Quarter and Hale Village.

The well presented property is arranged over Three Floors with the accommodation extending to some 1462 sq ft providing a Hall, WC, Two Reception Rooms, Dining Kitchen and Conservatory in addition to a Utility Room served by Four Bedrooms and Two Bath/Shower Rooms.

Externally, there is off road parking for two cars to the front and a good sized Garden to the rear.

This property could be moved into with a minimum of fuss being perfect for a professional couple or a family looking for a low maintenance home.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage.

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

Family Room/Home Office with window to the front elevation.

Dining Kitchen with clearly defined areas. To the Dining Area there is ample space for a dining table and chairs and French doors lead to a Conservatory.

Conservatory with vaulted ceiling and doors and windows overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with a 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 'Bosch' appliances include a double oven, 'Neff' five ring gas hob with extractor fan over, 'Bosch' fridge freezer and dishwasher. Window to the rear elevation enjoys views over the Gardens. Wall mounted gas central heating boiler housed within the units.

Utility Room fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Space and plumbing for a washing machine and tumble dryer.

To the First Floor Landing there is access to a First Floor Lounge and Principal

Bedroom One with En Suite Shower Room. A staircase rises to the Second Floor.

'L' shaped First Floor Lounge is a superbly sized room with two windows enjoying views over the Gardens.

Principal Bedroom One with window to the front elevation. Built in wardrobes provide excellent hanging and storage space. This room enjoys an En Suite

Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle, wash hand basin with built in storage below and WC. Part tiled walls. Opaque window to the front elevation.

To the Second Floor Landing doors lead to Three further Bedrooms and a Family Bathroom. Built in airing cupboard housing the comprehensive hot water and central heating system. Loft access point with pull down ladder leading to a part boarded space.

Bedroom Two with window to the rear elevation. Built in wardrobes provide excellent hanging and storage space.

Bedroom Three with window to the front elevation enjoying views over the Gardens. Built in wardrobes provide excellent hanging and storage space.

Bedroom Four with a window to the rear elevation enjoying views over the Gardens.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings providing a bath with shower over and glazed screen, wash hand basin and WC. Part tiled walls. Opaque window to the front elevation.

Externally, the property is approached via a double width driveway providing ample off road parking for two cars and enclosed within a well stocked border.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the French doors from the Conservatory. Beyond the Garden is laid lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing. Detached timber Shed. A gate provides access to the side of the property.

- Freehold
- Council Tax Band F

Approx Gross Floor Area = 1462 Sq. Feet  
= 135.8 Sq. Metres

