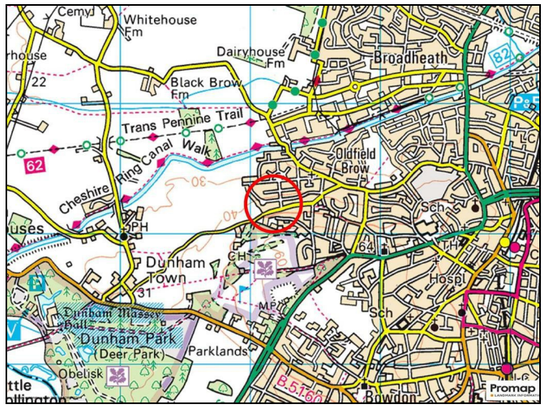
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The Property Ombudsman

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WATERSONS
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location

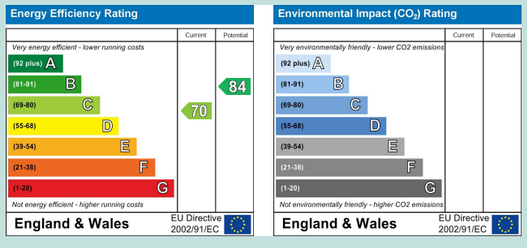






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



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.

WATERSONS
INDEPENDENT ESTATE AGENTS

13 Hillcroft Road

Altrincham, WA14 4JE



A WELL PROPORTIONED, TRADITIONAL TERRACED PROPERTY, IDEALLY LOCATED WITHIN A POPULAR AREA CLOSE TO OLDFIELD BROW PRIMARY SCHOOL, LOCAL SHOPS AND COUNTRY WALKS TOWARDS DUNHAM PARK. 910 SQ FT.

Hall. Lounge. Open Plan Dining Kitchen. Three good size Bedrooms Family Bathroom. Driveway. South Westerly facing Garden.

£350,000

www.watersons.net

in detail





A well proportioned, traditional Terraced property located within a popular area, only a moment's walk away from Oldfield Brow Primary School, local convenience shops and with country walks towards Dunham Park on the doorstep as well as being close to Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 910 square feet, providing a Hall, Lounge and Open Plan Dining Kitchen to the Ground Floor and there are Three good sized Bedrooms served by a Family Bathroom to the First Floor.







Externally, there is a paved Driveway providing off road Parking and to rear a South West facing Garden with lawned and patio areas.

Comprising:

Entrance Hall with staircase rising to the First Floor.

Lounge with wide window to the front elevation. Exposed brick chimney breast with built in shelving and storage cupboard.

Opening to the Dining Kitchen. To the Dining Area there are French doors which overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated double oven, four ring gas hob with extractor fan over and there is space and plumbing for additional appliances. Wall mounted gas central heating boiler. Window to the rear elevation enjoying views over the Gardens. Tiled floor.

To the First Floor there is access to Three good sized Bedrooms served by a Family Bathroom. Loft access point.

Bedroom One with window to the front elevation. Built in hanging rails to either side of the chimney breast recess.

Bedroom Two with window to the rear, enjoying views over the Gardens. Built in hanging rails and shelving providing excellent storage.

Bedroom Three is a good sized Third Bedroom with window to the front elevation.

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





Externally, there is a paved Driveway providing off road Parking, enclosed within timber fencing.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. Beyond, steps lead to a lawned Garden area, enclosed within timber fencing.

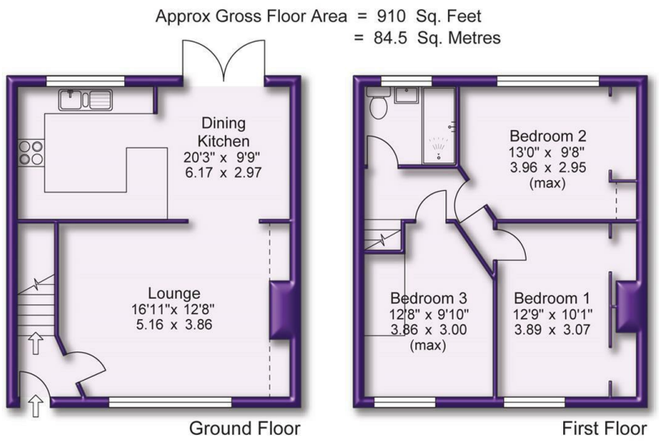






The Gardens are South West facing therefore enjoy a sunny aspect.

- Freehold
- Council Tax Band B



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