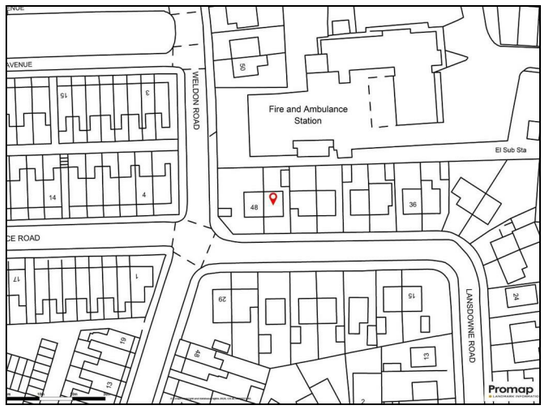
NAEA
National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

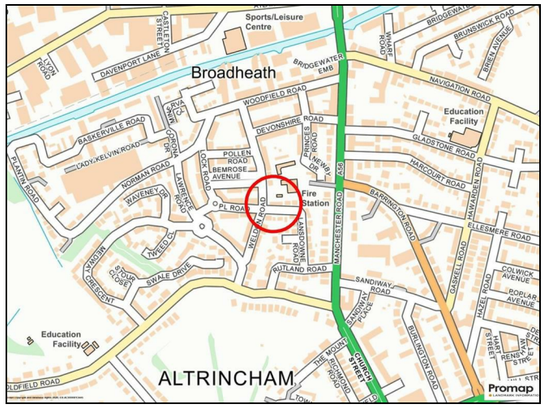
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

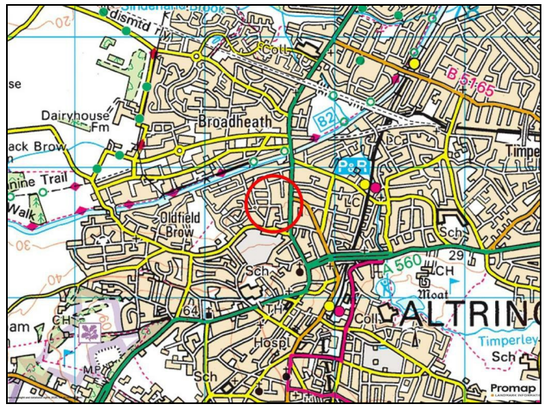
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

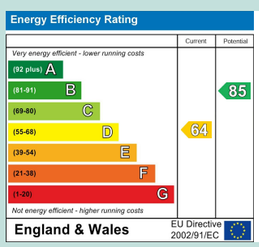


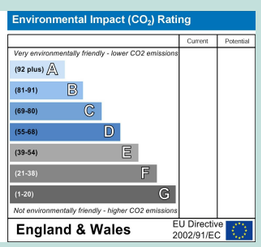




energy efficiency

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

46 Lansdowne Road

Altrincham, Cheshire, WA14 4HJ



A WELL PRESENTED, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS AND WITH JOHN LEIGH PARK ON ITS DOORSTEP. 862 sq ft

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Sep WC. Driveway. Garage. Gardens. No Chain.

£410,000

www.watersons.net

in detail





A well presented bay fronted Semi Detatched family home located in this popular neighbourhood, walking distance to Altrincham Town Centre with all its amenities, the popular Market Quarter and Metrolink and having excellent schools and John Legh Park on its doorstep.



The property is arranged over Two Floors with the accommodation extending to some 862 sqft providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three Bedrooms served by a Bathroom and Separate WC to the First Floor.

Externally there is a Driveway providing off road parking returning in front of a Detached Single Garage and a lawned garden to the rear.
This property is offered for sale with no chain.

Comprising:

Covered Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground floor living accommodation. Opaque window to the front elevation. Access to useful understairs storage.
Lounge with bay window to the front elevation. Fireplace feature to the chimney breast.



Dining Room with window to the rear elevation enjoying views over the Garden.

Kitchen fitted with a range of base and eye level units with worktops over, inset sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob with extractor hood over, fridge, freezer and washing machine. Tiling to the floors. Window to the rear elevation and a door provides access to the same.



To the First Floor Landing, there is access to Three Bedrooms served by a Bathroom and separate WC. Loft access point.

Bedroom One with bay window to the front elevation. Built in storage cupboard to one side of the chimney breast recess.

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

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower over and glazed screen and wash hand basin. Built in airing cupboard with wall mounted gas central heating boiler. Tiling to the walls. Opaque window to the rear elevation.



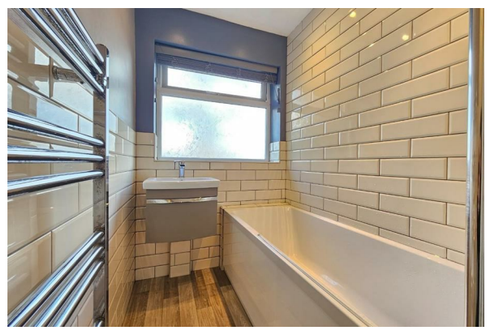


Externally there is a Driveway providing off road parking returning in front of a Detached Single Garage. To the rear there is a lawned garden with stocked borders providing a high degree of privacy.

This property is offered for sale with no chain.



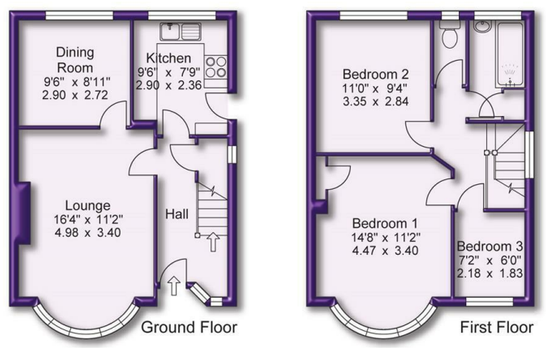
- Freehold
- Council Tax Band - C







Approx Gross Floor Area = 981 Sq. Feet
(inc. Garage) = 91.2 Sq. Metres
Approx Gross Floor Area = 862 Sq. Feet
(exc. Garage) = 79.90 Sq. Metres



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