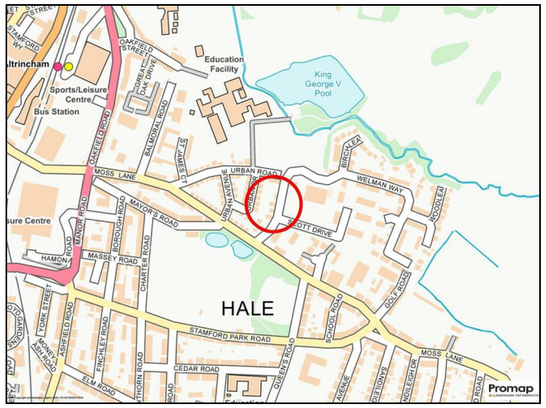
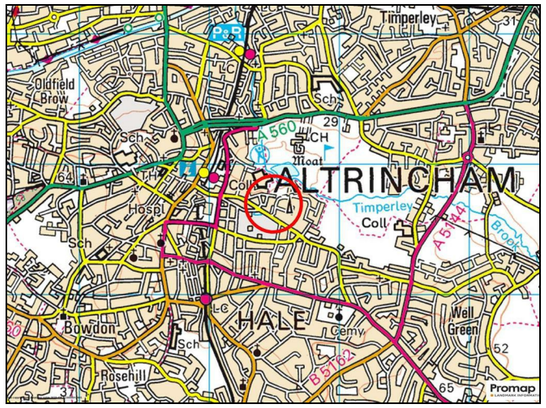
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

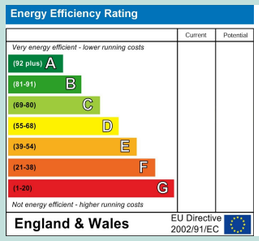
location

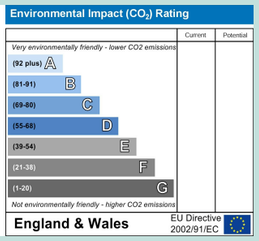




energy efficiency

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.

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1F Welman Way

Altrincham, WA15 8WE

A SUPERBLY PROPORTIONED MODERN SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS WITHIN WALKING DISTANCE OF STAMFORD PARK, SCHOOL AND HALE AND ALTRINCHAM CENTRES 1418sqft.

Hall. WC. Lounge. Dining Kitchen. Conservatory. Three Double Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens. No Chain.

£500,000

www.watersons.net

in detail

A superbly positioned, Modern Semi Detached Family home, located on this highly popular development, just off Moss Lane in Hale and as such within walking distance of Stamford Park and School as well as Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink and Bus Interchange.

The well presented property is arranged over Three Floors with the accommodation extending to some 1474 square feet providing an Entrance Hall, WC, Lounge, Dining Kitchen and Conservatory to the Ground Floor and there are Three Double Bedrooms served by Two Bath/Shower Rooms, One being En Suite to the Principal Bedroom, to the Two Upper Floors.

Externally, there is a Driveway providing off road parking and a lawned Garden frontage. To the rear, there is a paved patio area and lawned Garden.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. 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. Tiled floor. Inset mirror.

Lounge with three double glazed windows to the front elevation. To the chimney breast there is a cast iron wood burning stove with marble hearth.

Dining Kitchen fitted with an extensive range of base and eye level units with granite worktops over inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a fridge, freezer, microwave oven and dishwasher. Space for additional Kitchen appliances. Wall mounted gas central heating boiler housed within the units. Tiled floor. Ample space for a dining table and chairs.
French doors lead to the Conservatory with vaulted ceiling and windows and doors overlook and provide access to the Gardens to the rear. Tiled floor.

To the First Floor Landing there are Two Double Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with two double glazed windows to the front elevation. Built in wardrobes providing ample hanging and storage space.
Bedroom Two with two double glazed windows to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower attachment over and glazed screen, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Opaque double glazed window to the side elevation. Inset mirror.

To the Second Floor Landing is Principal Bedroom Three served by an En Suite Shower Room. Access to a large walk in store cupboard and roof void storage.

Principal Bedroom Three with attractive sloping, but yet not restrictive ceilings with two inset

Velux windows. Built in wardrobes and cupboards provide excellent hanging and storage space. Access to roof void storage.
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, wash hand basin and WC. Extensive tiling to the walls and floor.

Externally, there is a Driveway providing ample off road parking and a lawned Garden frontage with stocked border.

To the rear, there is a paved patio area adjacent to the back of the house accessed via French doors from the Conservatory. Beyond, the Garden is laid to lawn with well stocked borders enclosed within timber fencing and brick walling. Brick built barbeque.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - E

Approx Gross Floor Area = 1418 Sq. Feet
(Including Roof Void Storage) = 131.8 Sq. Metres

Approx Gross Floor Area = 1268 Sq. Feet
(Excluding Roof Void Storage) = 117.9 Sq. Metres

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