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WATERSONS
INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

WATERSONS
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8 Southbank Bridgewater Road

Altrincham, WA14 1AQ





£580,000

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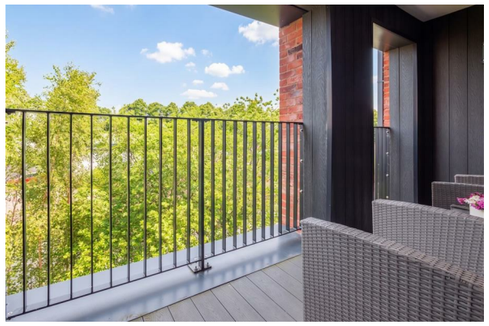










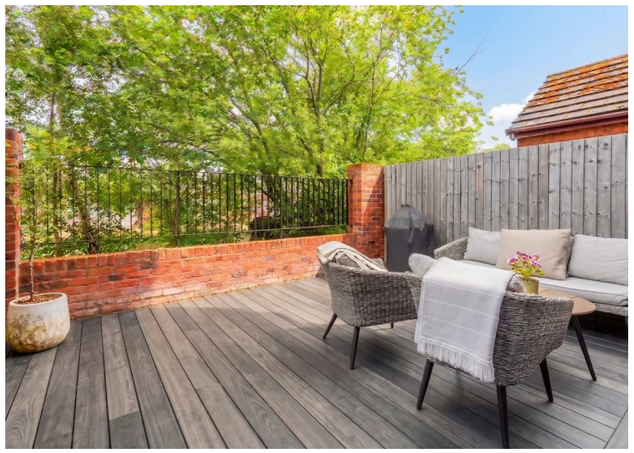
















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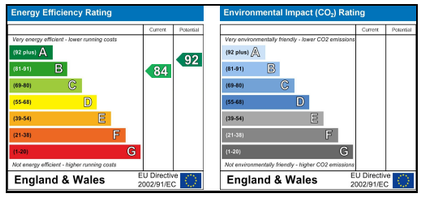
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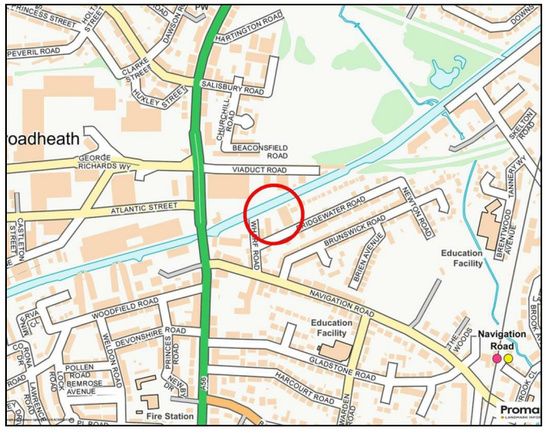
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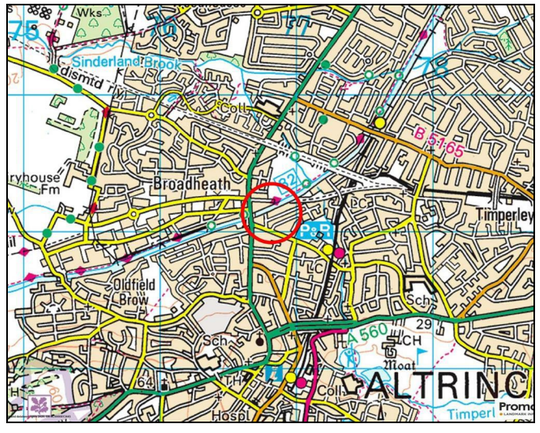
energy efficiency

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 BEAUTIFULLY STYLED THREE STOREY TOWNHOUSE OFFERING VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, IN A CONVENIENT LOCATION IDEAL FOR THE METROLINK AND ALTRINCHAM TOWN CENTRE. 1512SQFT

Hall. Open Plan Living Room, Dining Area and Kitchen. GFWC. Four Double Bedrooms. Two Bath/Shower Rooms. Parking. Decked Garden. Balcony.



in detail

A stylish and superbly proportioned three storey Townhouse being one of just eight houses built in 2022, offering fantastic, versatile living space arranged over Three Floors extending to approximately 1500 square feet, set behind a Gated Entrance serving the development.

The location is supremely convenient, within walking distance of Navigation Metrolink, Altrincham Town Centre, its facilities and the Market Quarter.

The stunning property features a fantastic 450 square foot Open Plan Living Room, Dining Area and Kitchen to the Ground Floor with doors out onto the decked Garden and over the Two Upper Floors are up to Four Double Bedrooms served by Two stylishly appointed Bath/Shower Rooms with one room being utilised as a Top Floor Living Room with a Balcony overlooking the Bridgewater Canal.

Externally, Southbank development is set behind electric gates and there is Parking for two cars to the front and bike storage.

Comprising:

Ground Floor Entrance door to an Entrance Hall with staircase leading to the First Floor and having a wood finish sliding pocket door to the open Plan Living Room, Dining Area and Kitchen.

A superb open plan space with tiled flooring throughout and having almost full height windows within the Dining Area to the front and having siding patio doors and full height window to the Living Area to the rear opening out onto the decked garden overlooking the canal.

Between the Living and Dining Area, centrally positioned is the Kitchen Area, fitted with a range of laminate fronted units with the Silestone worktops over, with integrated Bosch oven, combination microwave oven, four ring gas hob, extractor fan and further built in fridge/freezer and dishwasher. An island unit incorporates a breakfast bar with inset sink.

There's a door to a well appointed Ground Floor WC and a useful understairs storage cupboard.

To the First Floor are Two superbly proportioned Double Bedrooms, both with extensive fitted wardrobes, with Bedroom One having full height windows overlooking the canal to the rear and Bedroom Two with windows overlooking the front.

These Bedrooms are served by a stylishly appointed Family Bathroom with a white suite and black fittings with a drench shower head over the bath, wash hand basin and WC. Extensive tiling to the walls and floor.

There's also a conveniently positioned First Floor Laundry/Utility Room with built in base and sink units and plumbing for a washing machine. Gas fired central heating boiler.

To the Second Floor are Two further fabulous Bedrooms with high vaulted ceilings. Loft access point. This includes a Bedroom that is used as an additional Living Room with patio doors and a full height window onto a Balcony, again with canal views.

Principal Bedroom Four has full height windows to the front. Built in wardrobes provide excellent hanging and storage space.

This room is served by a stylishly appointed En Suite Shower Room, with white suite and black fittings providing a large open shower area with a drench shower head, wash hand basin and WC. Extensive tiling to walls and floor.

The Southbank development is approached through a remote control operated Gated Entrance to the Courtyard Parking Area serving the development with Two Parking spaces serving 8 South Bank.

Externally, there is a decked rear Garden, a lovely outside space, enjoying a view over the adjacent canal with timber fence, brick wall and railing enclosure.

This property provides fantastically styled living space, ready to move into with a minimum of fuss.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1512 Sq. Feet
(Including Balcony) = 140.4 Sq. Metres

Approx Gross Floor Area = 1461 Sq. Feet
(Excluding Balcony) = 135.7 Sq. Metres

