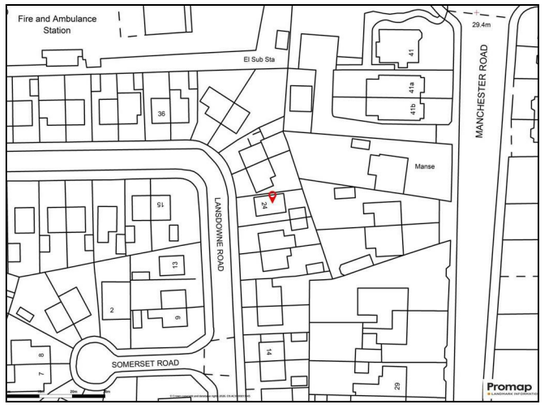
NAEA
National Association of Estate Agents
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

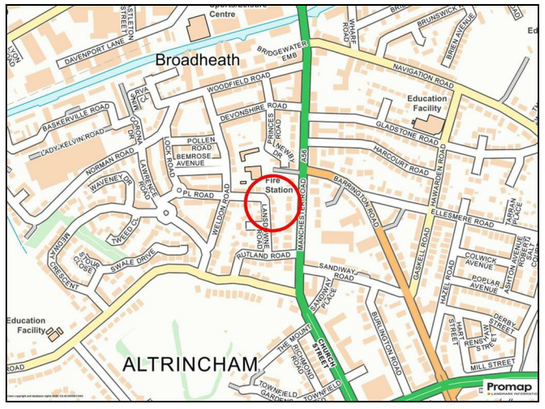
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

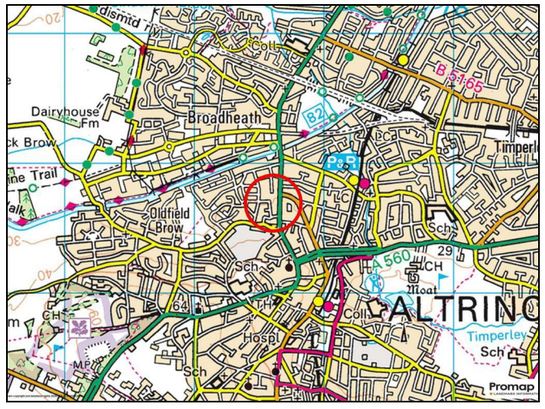
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

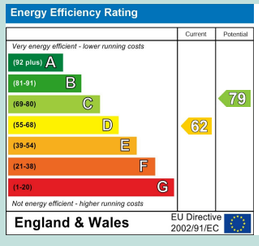


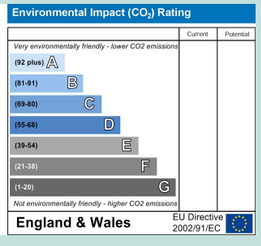




energy efficiency

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

24 Lansdowne Road

Broadheath, Altrincham, WA14 4HJ



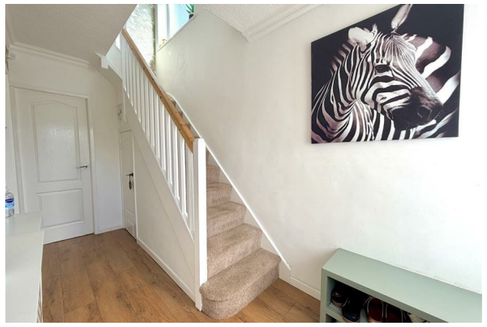
A BEAUTIFULLY PRESENTED, UPDATED AND REMODELLED, BAY FRONTED DETACHED PROPERTY WALKING DISTANCE TO EXCELLENT SCHOOLS AND JOHN LEIGH PARK.

Hall. Lounge. Open Plan Live In Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens.

£525,000

www.watersons.net

in detail





A beautifully presented, updated and remodelled, bay fronted Detached Family Home in this popular neighbourhood with excellent schools and John Leigh Park on the doorstep and close to Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The stylish property is arranged over Two Floors with the accommodation extending to some 940 sq ft providing a Hall, Lounge and Open Plan Live In Dining Kitchen to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a paved Driveway providing off road parking, and to the rear a lawned Garden with decked patio area and Detached Single Garage.



Comprising:

Covered Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Access to useful understairs storage. Built in seat shelving. Opaque window to the front elevation.



Lounge with wide bay window to the front elevation. Attractive, contemporary fireplace feature.

Open Plan Live In Dining Kitchen with clearly defined areas. To the Dining Area, there are bi-fold doors which overlook and provide access to the Gardens to the rear. The Kitchen Area is fitted with an extensive 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. Integrated double oven, microwave combination oven, four ring hob and extractor fan over, fridge and freezer. There is space for a washing machine and tumble dryer. Window to the rear elevation enjoying views over the rear Gardens.



To the First Floor Landing, there is access to Three Bedrooms and a Family Bathroom. Opaque window to the side elevation. Loft access point.

Bedroom One with bay window to the front elevation. Built in wardrobes along one wall providing excellent hanging and storage space.

Bedroom Two with window to the rear enjoying views over the Gardens. Panelled wall feature.

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 contemporary white suite and black fittings providing a bath with shower attachment over,





separate double-width shower cubicle with thermostatic shower, dual attachments and glazed sliding door, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floor. Two opaque windows to the rear elevation.

Externally, there is a paved Driveway providing off road parking and a well stocked Garden frontage.

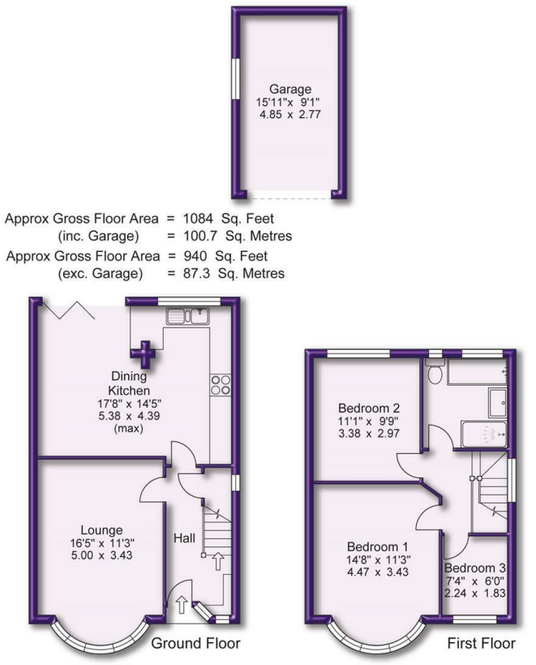


To the rear, there is a decked patio area adjacent to the back of the house accessed via the bi-fold doors from the Open Plan Live In Dining Kitchen. Beyond the Gardens is laid to lawn and enclosed within timber fencing. Detached Single Garage.

- Freehold
- Council Tax Band - D







www.watersons.net