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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£585,000

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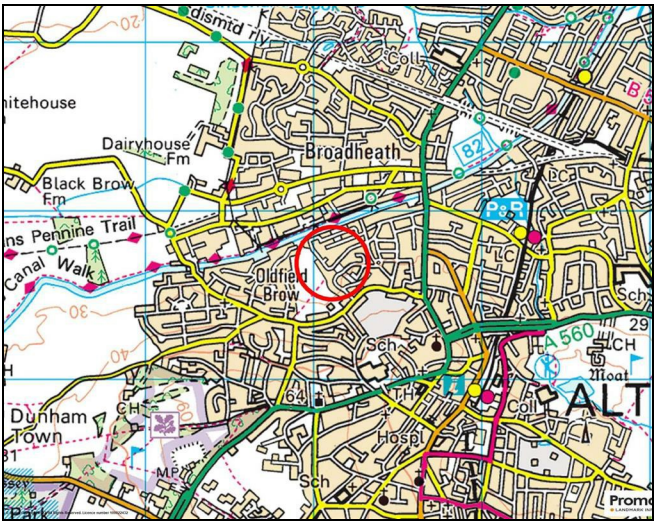
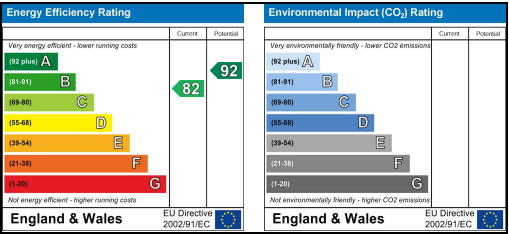
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A WELL PRESENTED MODERN DETACHED FAMILY HOME SUPERBLY LOCATED, WALKING DISTANCE TO JOHN LEIGH PARK, EXCELLENT LOCAL SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 1255sqft.

Porch. Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Two Bath/Showers. Driveway. Garage. Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.

in detail

A superb, modern Detached family home in this desirable location enjoying canal walks and within easy reach of the open space of John Leigh Park, the retail parks and Altrincham Town Centre with all its amenities, the popular Market Quarter and the Metrolink.

In addition, the property is ideally located for excellent local schools, including Altrincham Church of England, Oldfield Brow, St Vincent's and Altrincham Boys' and Girls' Grammar Schools, the M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The well presented property extends to some 1255 square feet, providing a Hall, Lounge, Family Room, Dining Kitchen, Utility Room and WC to the Ground Floor, and there are Three Bedrooms served by Two Bath/Shower Rooms to the First Floor, one being En Suite to the Principal Bedroom.

Externally, there is a driveway providing off road parking and to the rear a Garden laid to lawn with patio area.

Comprising:

Enclosed Porch. Entrance vestibule with staircase rising to the First Floor.

Family Room with windows to the front and side. Wood finish flooring that continues throughout the Ground Floor. Built in Home Study desking and cabinets.

Lounge with window to the front elevation. Access to understairs storage.

Dining Kitchen with windows and French doors overlooking and giving access to the gardens. The Kitchen is fitted with an extensive range of white high gloss base and eye level units with worktops over. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher.

An opening leads to a Utility with built in units and worktop over and a door leading outside. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the front elevation.

First Floor Landing with access to Three Bedrooms served by Two Bath/Shower Rooms. Loft access point with pull down ladder to useful boarded loft space. Built in airing cupboard housing the hot water cylinder.

Principal Bedroom One with window to the rear elevation enjoying views over the garden. Built in wardrobes.

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 and glazed sliding door, wash and basin and WC. Tiling to the walls and floor. Opaque window to the front elevation.

Bedroom Two with two windows to the front elevation. Built in wardrobes.

Bedroom Three with window to the rear elevation. Built in wardrobes.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Opaque window to the side elevation. Tiling to the walls floor.

Externally, a Driveway provides off road Parking with a lawned garden frontage.

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

An excellent family sized home in a popular location.

- Freehold
- Council Tax Band E

Approx Gross Floor Area = 1255 Sq. Feet
= 116.6 Sq. Metres

