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PROPERTY SALES AND RENTALS

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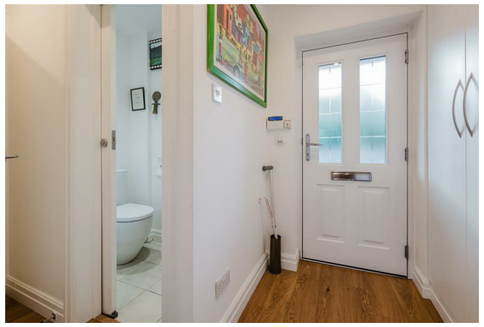
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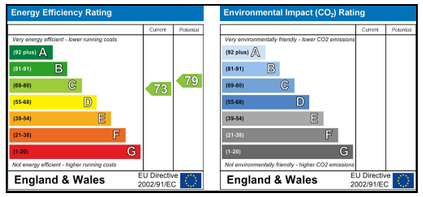
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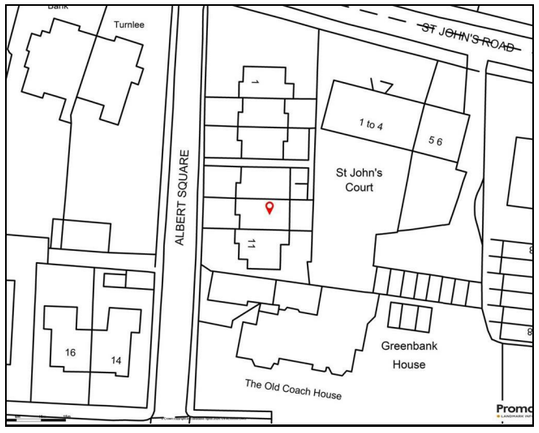
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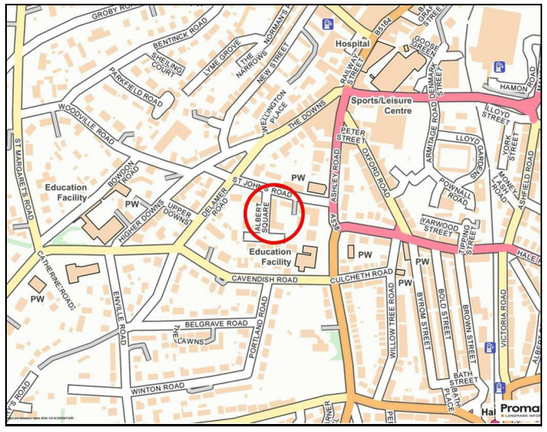
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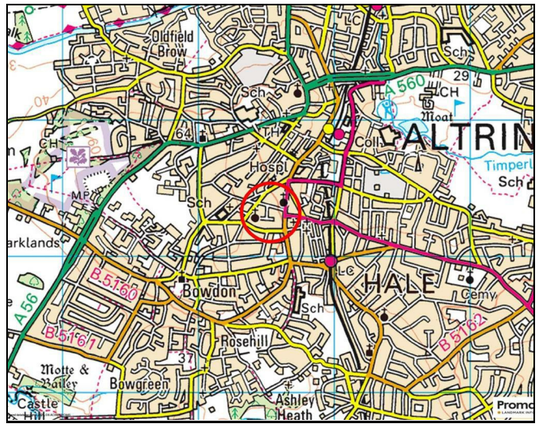
energy efficiency

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 PRESENTED, UPDATED AND IMPROVED NEO GEORGIAN STYLE PROPERTY, DESIRABLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 1095sqft

Hall. GFWC. Living and Dining Room. Kitchen. Reception Room/Bedroom Four. Utility Shower Room.. Three Double Bedrooms. Bathroom. Driveway. Low maintenance Garden.



in detail

A well presented, updated and improved Neo Georgian style Terraced property being one of a row of just four similarly designed properties, superbly located on this enormously desirable road within a moments walk of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter and also within walking distance of Hale Village with its range of fashionable shops, restaurants and bars.

The property offers accommodation arranged over Two Floors, extending to approximately 1095 square feet with uPVC Georgian style double glazing throughout and provides accommodation to the Ground Floor of an Entrance Hall with Ground Floor WC off, Living and Dining Room, Reception Room/Fourth Bedroom with Utility Shower Room off a well appointed Kitchen. To the First Floor are Three Double Bedrooms served by a stylishly appointed Bathroom.

Externally, there is off Steet Parking.

To the rear, there is a low maintenance Courtyard patio style Garden with a right of way access across the rear for wheelie bins etc.

Comprising:

Covered Porch to Entrance Hall with built in storage and cloaks cupboards and wood finish design flooring which continues throughout the ground floor. Ground Floor WC fitted with a white suite and chrome fittings.

Spacious Living and Dining Room with folding patio doors to the rear providing access to the patio garden. Built in storage cupboards. Opening to a staircase to the First Floor and further opening into the Kitchen.

Stylish Kitchen fitted with a range of shaker style units with Silestone worktops over. Integrated oven, combination microwave, hob, extractor fan, fridge and freezer and space for a freestanding dishwasher. Tiled floor. Window to the rear.

Reception Room/Bedroom Four with window to the front. Wood flooring. Built in storage and shelving. A door leads to a Utility Shower Room with plumbing for a washing machine and housing the gas fired central heating boiler.

First Floor Landing with doors leading to Three Double Bedrooms and the Family Bathroom.

Bedroom One with a window to the front and built in wardrobes an a small Balcony overlooking the front.

Bedroom Two overlooking the rear with bult in wardrobes.

Bedroom Three with a window to the front and built in wardrobes.

The Bedrooms are served by the stylishly appointed Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate corner shower cubicle, countertop bowl basin set upon a generous vanity drawer unit, wall hung mirrored vanity cabinet, WC with a concealed dual flush system, and a bidet. Neutral stone effect tiling to the walls and floor. Ladder style heated towel rail, recessed ceiling spotlights. Two opaque windows to the rear.

Externally, there is off Steet Parking and to the rear, a low maintenance Courtyard patio style Garden with painted timber Garden Shed/Summerhouse, ideal for storage.

A superbly styled property in a fantastic location.

- Freehold
- Council Tax Band E

