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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

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£485,000

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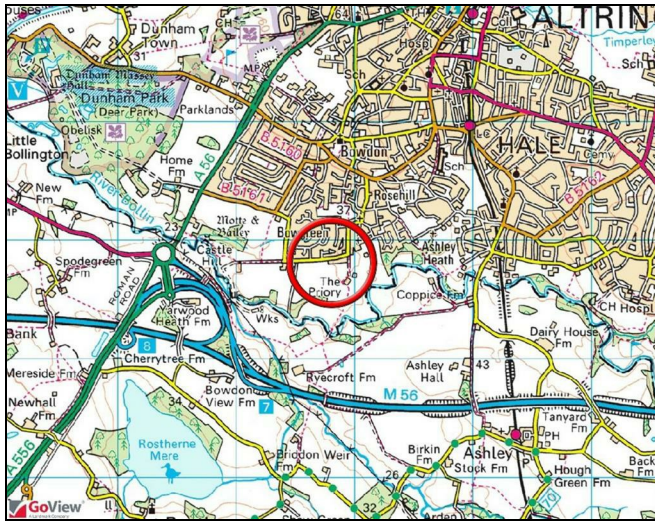
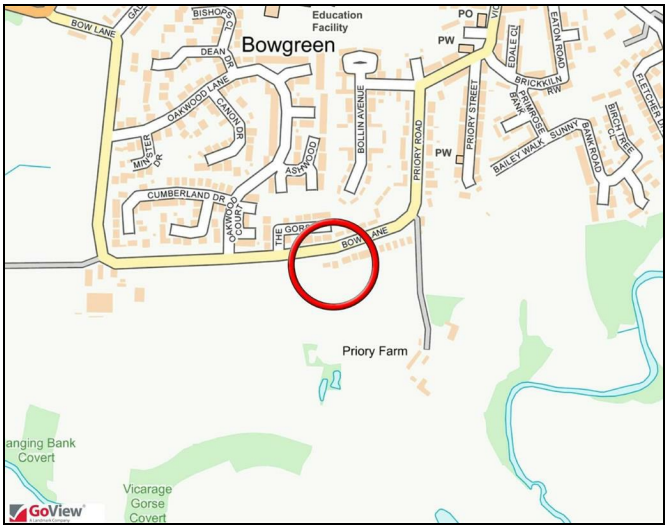
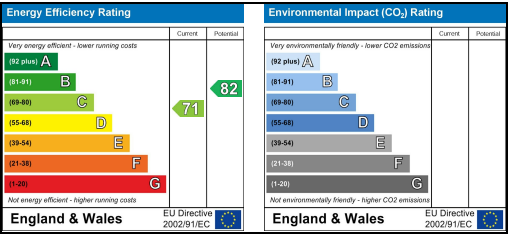
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# energy efficiency

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



**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.

# overview

A SUPERB MODERN SEMI DETACHED IN GATED DEVELOPMENT WITH OPEN VIEWS OVER COUNTRYSIDE, IDEAL FOR LOCAL SCHOOLS AND WITH BOLLIN VALLEY WALKS ON THE DOORSTEP. 1216sqft.

Hall. Lounge. Open to Dining Area. Kitchen. First Floor Study. Three/Four Bedrooms. Two Bath/Showers. Driveway. Gardens.





# in detail

A superb modern Semi Detached family home located in a Gated Development of only four properties, ideally positioned for Bowdon Church and The Bollin Primary Schools, local shops and close to Altrincham and Hale Centres and Bollin Valley walks are on the doorstep.

The well presented and versatile accommodation is arranged over Three Floors comprising of a Hall, Ground Floor WC, Living Room, which is open plan to the Dining Area and Kitchen to the Ground Floor and there are Three/Four Bedrooms served by Two Bath/Shower Rooms and a Study Area to the Two Upper Floors.

Externally, there is Parking for two cars and additional Visitor Parking. A particular feature are the south facing Gardens to the rear with delightful views over the open countryside beyond.

Comprising:

Canopied Porch. Panelled Entrance door leading to a Hall with staircase rising to the First Floor. Access to useful under stairs storage housing the newly installed gas central heating boiler. Coved ceiling. UPVC double glazed window to the side elevation.

Ground Floor WC fitted with a modern white suite and chrome fittings, comprising a wash hand basin and WC. Part tiled walls. UPVC double glazed window to the front elevation. Halogen lighting. Coved ceiling.

Spacious Lounge with double glazed uPVC frame windows to the rear and side elevations. Attractive fireplace feature. Coved ceiling. Open Plan to the:

Dining Area with vaulted ceiling with inset Velux window and an additional window to the side elevation. Sliding patio doors overlook and provide access to the Gardens with delightful views beyond.

Kitchen has been fitted with an extensive range of high gloss laminate fronted base and eye level units with granite worktops over, inset into which is a double sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring hob and extractor fan over, fridge, freezer, dishwasher and plumbing for a washing machine. Halogen lighting. Coved ceiling. UPVC double glazed window to the front elevation.

To the First Floor Landing there is access to Two Bedrooms and a Bathroom. There is a useful Home Study Area with fitted shelving and a uPVC double glazed window to the front elevation. Coved ceiling. A further staircase rises to the Second Floor.

Bedroom One is a Double Bedroom with uPVC double glazed window to the front elevation. There are built in wardrobes providing ample hanging and storage space.

Bedroom Two with uPVC double glazed windows enjoying delightful views to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. UPVC double glazed window to the rear elevation.

To the Second Floor there is access to the Principal Bedroom and Box Room/Fourth Bedroom.

Principal Bedroom Three is a well proportioned room with uPVC double glazed window to the rear elevation enjoying the delightful views beyond. This room enjoys built in wardrobes providing deep hanging and storage space. Loft access point.

This Bedroom is served by an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a refitted enclosed shower cubicle with thermostatic shower, wash hand basin with storage below and WC. Part tiled walls. UPVC double glazed window to the side elevation.

Box Room/Occasional Bedroom Four with uPVC double glazed window to the front elevation and a deep storage cupboard/wardrobe.

Externally, the front of the property is approached via remote control electric gates and set back from the road. A Driveway provides off road Parking for two cars, in addition to a visitor space. Low maintenance Garden frontage.

To the rear, the Garden has been laid to paved and gravelled sitting areas for ease of maintenance, accessed via the sliding patio doors, enclosed within timber fencing. There are delightful views over the open countryside beyond. The Garden enjoys a South facing therefore sunny aspect.

A superbly positioned property, ideal for a professional couple, young family or downsizer.

## AGENTS NOTE:

The vendors have obtained planning permission for a Garden Room positioned at the end of the Garden, details are available on request.

- Leasehold 999 years from 1 January 2002
- Council Tax Band E

Approx Gross Floor Area = 1216 Sq. Feet  
= 112.9 Sq. Metres

