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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£850,000

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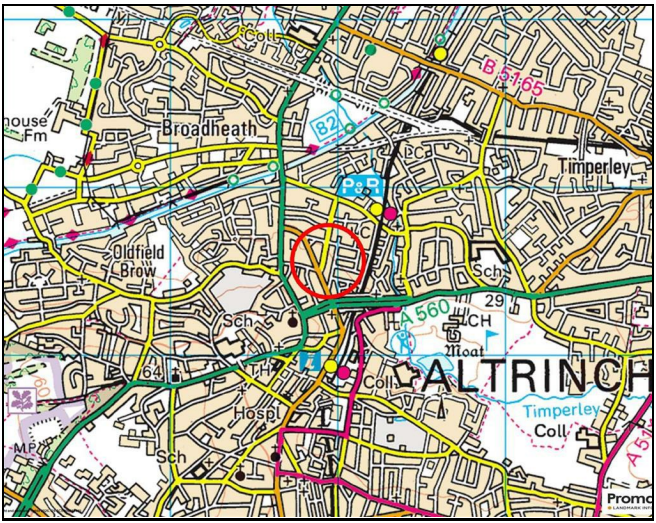
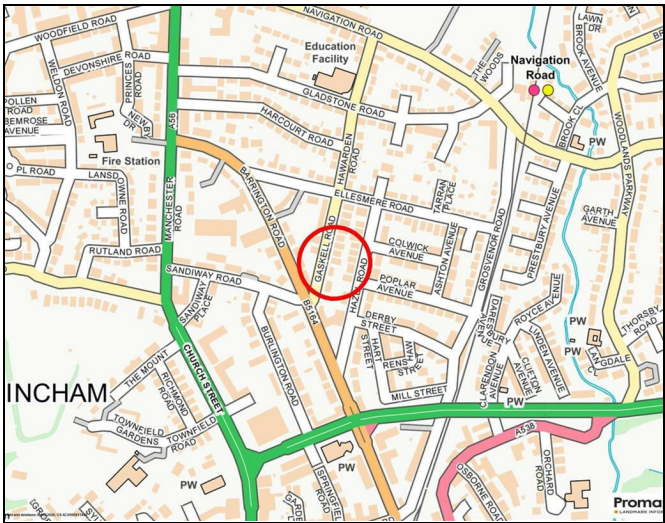
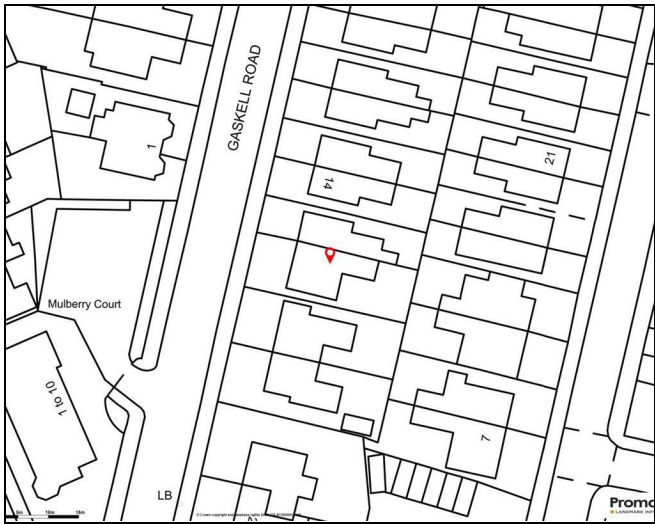
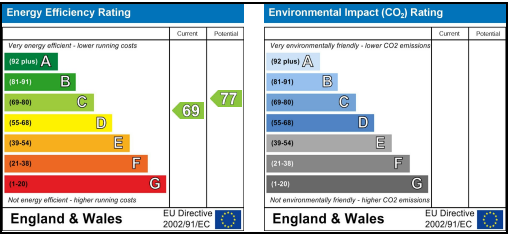
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energy efficiency

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



overview

A BEAUTIFULLY PRESENTED, REMODELLED AND EXTENDED PERIOD SEMI DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS, IDEALLY LOCATED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND THE METROLINK. 1762SQFT

Porch. Hall. Lounge. Open Plan Live in Dining Kitchen. Utility. WC. Four Double Bedrooms. Two Bath/Shower Rooms. Driveway. West facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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 beautifully presented, updated, extended and remodelled period Semi Detached property located in this popular neighbourhood, walking distance to excellent schools, Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink.

The stylish property, renovated by the current owners, to create a superb family home arranged over Three Floors with the accommodation extending to some 1762 square feet, providing a Hall, Lounge, impressive open plan Live in Dining Kitchen, Utility and WC to the Ground Floor and there are Four Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is a Driveway providing off road Parking and to the rear are attractive, low maintenance landscaped Gardens with patio area.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation.

Lounge with bay window to the front elevation. Feature cast iron, wood-effect gas-burning stove, creating a cosy focal point. Built in display shelving and cupboards to one side of the chimney breast recess.

Impressive Open Plan Live In Dining Kitchen with clearly defined areas. To the Living and Dining Area there are Crittall doors and windows overlooking and providing access to the gardens to the rear.

Kitchen with part vaulted ceiling with three inset Velux Crittall doors and windows overlook and provide access to the gardens to the rear. The Kitchen is fitted with an extensive range of base and eye level units incorporating an Island unit, inset into the worktops is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, microwave oven, induction hob with built in extractor and dishwasher.

Utility Room with base and eye level units providing excellent storage. There is space and plumbing for washing machine and tumble dryer. Wall mounted gas central heating boiler housed within the units. Velux window. A door provides access to the side of the property.

Ground Floor WC fitted with a modern white suite and brass fittings. Window to the front elevation. Tiling to the walls and floor.

To the First Floor Landing, there is access to Three Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing. Dado rail surround. Picture rail surround.

Bedroom One with two windows to the front elevation. Built in wardrobes, cupboards and drawers provide excellent hanging and storage space.

Bedroom Two with windows to the side and rear elevations enjoying views over the gardens. Coved ceiling.

Bedroom Three with window to the rear elevation. Attractive fireplace feature to the chimney breast. Built in wardrobe.

Family Bathroom fitted with a modern white suite and chrome fittings providing a double ended bath with shower over, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the side elevation.

To the Second Floor Landing there is access to Principal Bedroom Four. Window to the rear elevation. Access to extensive roof void storage.

Principal Bedroom Four with two windows to the rear elevation and an inset Velux window. Access to extensive roof void storage. Built in wardrobe and shelving.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash and basin and WC. Extensive tiling to the walls and floors. Inset Velux window.

Externally, there is a Driveway providing off road Parking and well stocked borders with a variety of plants, shrubs and trees.

To the rear, the Garden is designed with low maintenance in mind, with a paved patio area adjacent to the back of the house, accessed via the two sets of Crittall doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to Astroturf with well stocked borders, enclosed within timber fencing and brick walling.

The Garden enjoys a West facing aspect.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1762 Sq. Feet
(Including Roof Void Storage) = 163.6 Sq. Metres

Approx Gross Floor Area = 1618 Sq. Feet
(Excluding Roof Void Storage) = 150.3 Sq. Metres

