



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



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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8 Welman Way

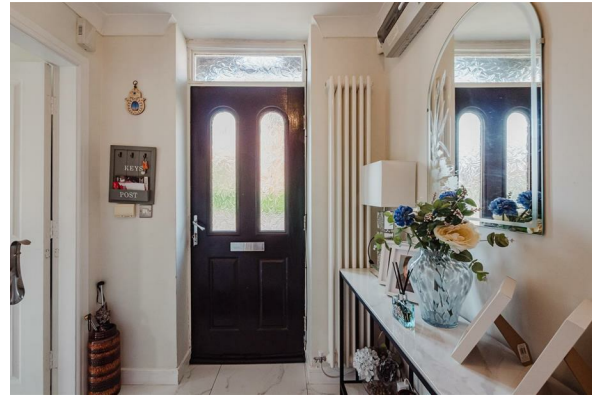
Altrincham, Cheshire, WA15 8WD



£595,000

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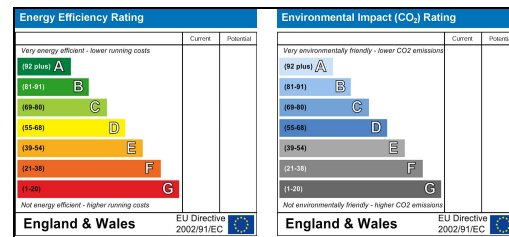


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A BEAUTIFULLY PRESENTED END TOWNHOUSE ARRANGED OVER THREE FLOORS, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS, STAMFORD PARK, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK. 1344SQFT

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Single Garage. Low maintenance West facing 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 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 End Townhouse located at the entrance of this highly popular development, just off Moss Lane in Hale and as such within walking distance of BTH Primary School, Stamford Park and School, as well as Altrincham Town Centre, the popular Market Quarter and the Metrolink.

The beautifully presented property is arranged over Three Floors with the accommodation extending to some (square footage) providing a Hall, WC, Lounge, Dining Room and Breakfast Kitchen served by Four Bedrooms served by Two Bath/Shower Rooms.

Externally, there is a Driveway providing off road Parking, returning in front of a Single Garage and low maintenance West facing Gardens.

Comprising:

Canopied Porch. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor Landing. Tiled Floor. Coved ceiling.

Ground Floor WC fitted with a contemporary white suite and chrome fittings providing a wash hand basin and WC. Tiling to the walls and floor. Chrome finish heated towel rail.

Dining Room with bay window to the side elevation. Additional window to the front elevation. Tiled flooring. Coved ceiling.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven with four ring gas hob and extractor fan over, dishwasher and washing machine. There is space for a freestanding American style fridge freezer. Window to the front elevation. French doors and a window overlook and provide access to the Garden to the rear.

To the First Floor Landing, there is access to Principal Bedroom One with En Suite Shower Room and a First Floor Lounge. A staircase rises to the Second Floor.

First Floor Lounge with two windows to the front elevation.

Principal Bedroom One with two windows to the rear elevation with views over the Gardens. Built in wardrobes along one wall provide excellent hanging and storage space.

This room is served by an En Suite Shower Room fitted with a contemporary white suite and chrome fittings providing an enclosed shower cubicle with thermostatic shower, dual attachments and glazed sliding door, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque window to the front elevation. Chrome finish heated towel rail.

Second Floor Landing with access to Three Bedrooms served by a Family Bathroom. Built in storage cupboard. Loft access point.

Bedroom Two with two windows to the front elevation. Built-in wardrobes provide excellent hanging and storage space.

Bedrooms Three and Four are Single Rooms of a similar size with windows to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a double ended bath with shower attachment and electric shower, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque window to the side elevation. Chrome-finish

heated towel rail.

Externally, there is a Driveway providing off road parking returning in front of a Detached Single Garage.

To the rear, the paved Gardens have been designed with low maintenance in mind with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing and brick walling. The Garden enjoys a southerly aspect, therefore enjoying the sun throughout the day.

- FREEHOLD PROPERTY
- COUNCIL TAX BAND - E



Approx Gross Floor Area = 1344 Sq. Feet
(inc Garage) = 124.8 Sq. Metres
Approx Gross Floor Area = 1196 Sq. Feet
(exc. Garage) = 110.8 Sq. Metres

