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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£490,000

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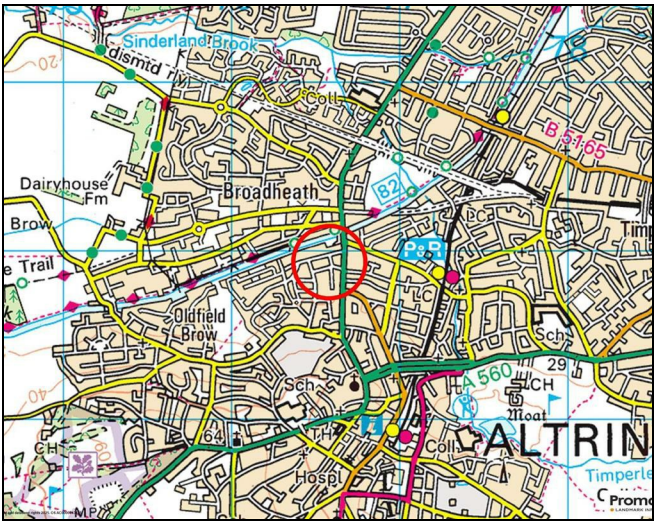
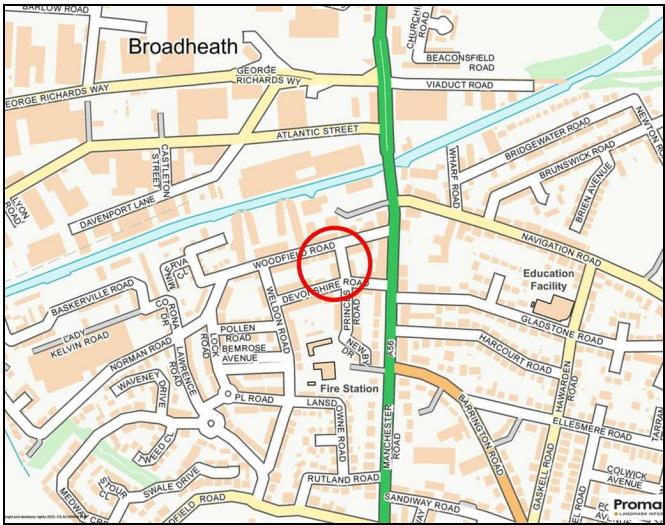
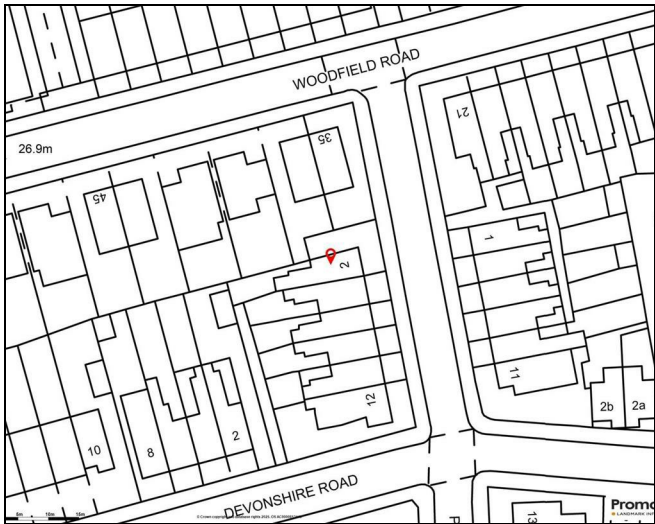
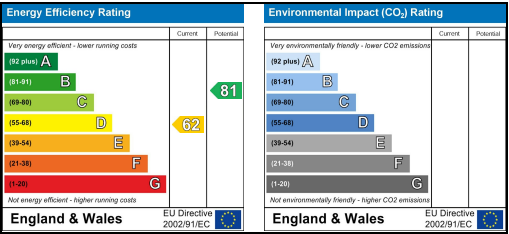
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energy efficiency

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



overview

A SUPERBLY SIZED AND STYLISHLY PRESENTED END TERRACED PROPERTY ARRANGED OVER THREE FLOORS WITH LOFT CONVERSION, DRIVEWAY AND GARDEN. 1172sqft.

Hall. Lounge. Live In Dining Kitchen. Utility. WC. Three Double Bedrooms. Two Bath/Showers. Driveway. 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 superbly sized and attractive bay fronted End Terraced property within walking distance of local convenience shops, Navigation Road Metrolink and close to Altrincham Town Centre and its amenities.

The remodelled the property creating a most individual home with Two Reception Rooms, Kitchen, Utility and WC to the Ground Floor and Three Double Bedrooms over the top Two Upper Floors served by Two Bath/Shower Rooms, with one being En Suite to the Principal Bedroom.

A rare and valuable feature of the property is the Driveway, which offers off road parking for two cars and the low maintenance Courtyard Garden to the rear.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Wood flooring. Dado rail surround.

Lounge with square bay window to the front elevation. Attractive cast iron fireplace feature with raised granite hearth and decorative tiling. Built in drawers to one side of the chimney breast recess. Picture rail surround.

Dining Room opening into the Kitchen, with a window overlooking and enjoying views over the Gardens.

The Kitchen Area is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel sink unit with mixer tap over. Integrated appliances include: stainless steel double oven, induction hob and extractor fan over with a glass splash back, fridge, freezer and dishwasher. The Kitchen enjoys patio doors with windows to either side providing access to and overlooking the Courtyard. Wood flooring throughout.

An opening leads to a Utility Area with space and plumbing for a washing machine and tumble dryer. Built in storage units and window to the side elevation.

A sliding door provides access to the Ground Floor WC, fitted with a modern white suite and a window to the rear elevation.

To the First Floor Landing there are Two Double Bedrooms and Two Bath/Shower Rooms.

Principal Bedroom One with a window to the front elevation.

This Bedroom enjoys an En Suite Shower Room fitted with a modern white suite, providing: an enclosed shower cubicle with glazed door, WC, circular bowl wash hand basin. Tiling to the walls and floor. Heated towel rail.

Bedroom Two is another good Double Bedroom with a window to the side elevation.

The Bedrooms are served by a spacious and stylish Family Bathroom, fitted with a modern white suite and comprising of a standalone double ended bath, WC with enclosed cistern, enclosed shower cubicle with glazed doors, and chrome heated towel rail.

To the Second Floor Landing there is built in storage to the eaves and a door leads to Bedroom Three, is a good size Double Room with attractive yet restrictive sloping ceilings. Window to the side elevation. Inset Velux skylight window.

Externally, the property is retained from the road by way of brick walling and timber fencing. There is a small Garden frontage and a Driveway leads down the side of the property providing off road Parking for two cars.

To the rear there is a low maintenance paved Courtyard Garden with access from the sliding patio doors from the Live In Dining Kitchen. The Courtyard Area is a good size for this style and age of property and is enclosed with timber fencing and brick walling. The property enjoys a West facing aspect and therefore enjoys the sun throughout the late afternoon and early evening.

A superbly sized, beautifully styled property offering good value for money.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1172 Sq. Feet
= 108.9 Sq. Metres

