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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 2b Osborne Road

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£575,000

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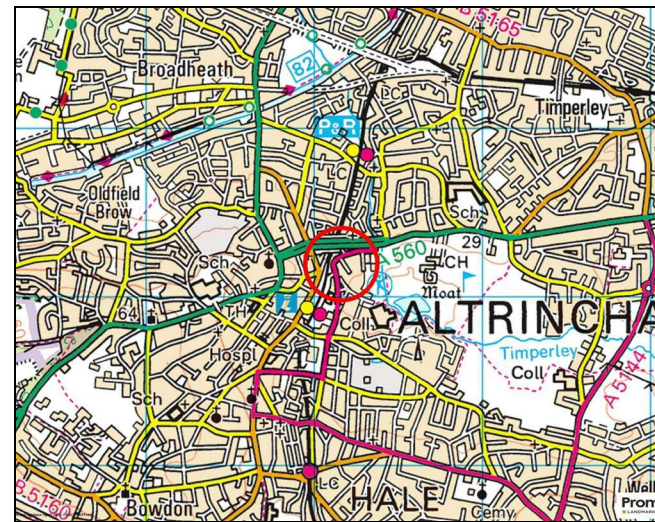
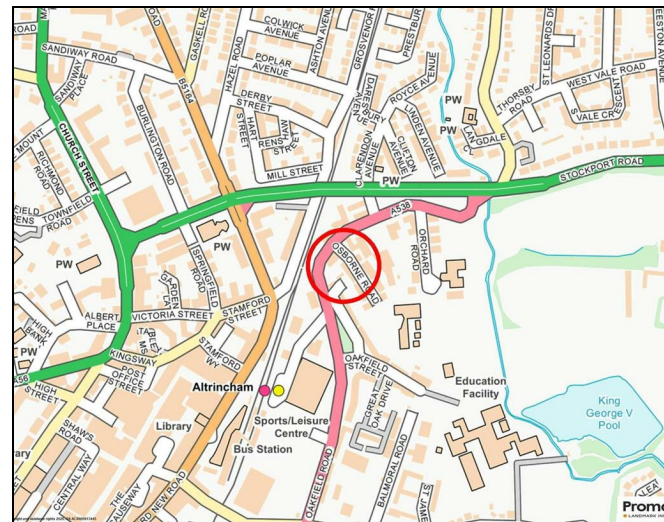
INDEPENDENT ESTATE AGENTS



## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Overview

A SUPERB MODERN THREE STOREY SEMI DETACHED WITH WEST FACING GARDEN, IDEALLY LOCATED WITHIN A MOMENTS WALK OF THE TOWN CENTRE AND METROLINK. 1236SQFT

Hall. Open Plan Living and Dining Room. Breakfast Kitchen. Three Double Bedrooms. Two Bathrooms. Driveway. Gardens.



**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

An excellent opportunity to acquire this most appealing modern Three Storey family sized house, superbly positioned within a moments walk of Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink and with St Vincent's School on the doorstep and Altrincham C of E School also within walking distance. In addition, the property is ideally located for excellent Secondary schools including Wellington.

The property enjoys well proportioned and versatile family accommodation arranged over Three Floors with the Ground Floor having been extended with a spacious Living and Dining Room in addition to the Kitchen and with Three good Double Bedrooms over the Two Upper Floors, served by Two well appointed Bathrooms.

In particular, the property features a fabulous Top Floor Principal Bedroom located under the eaves of the property with full En Suite Bathroom.

Externally, there is a paved driveway providing off-street parking with an EV charging point, and a low-maintenance West facing Garden to the rear.

Comprising:

Canopy Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Access to useful understairs storage. Doors provide access to the Ground Floor living accommodation.

Utility with space and plumbing for a washing machine. Opaque double glazed uPVC frame window to the front elevation.

Open Plan Living and Dining Room returning to a broad 'L' shape and there are three sets of double glazed uPVC frame French doors giving access to and enjoying an aspect of the Gardens. Additional double glazed uPVC frame window to the front elevation. Access to Loft storage space.

Breakfast Kitchen with double glazed uPVC frame angled bay window to the front elevation. The Kitchen is fitted with a range of cream laminate fronted units with stainless steel finish handles and wood worktops over, inset into which is a one and a half bowl sink and drainer unit. Integrated AEG appliances including a stainless steel double oven, four ring hob with stainless steel extractor fan over, further integrated fridge, freezer, dishwasher and wine cooler. Tiling to the floor and return of the work surfaces. A wide opening looks through to the Living and Dining Area.

First Floor Landing with a continuation of the spindle balustrade staircase leading to the Second Floor and with panelled doors to Two Bedrooms and the Family Bathroom.

Bedroom Two with two double glazed uPVC frame windows to the rear. Built in wall to wall, floor to ceiling wardrobes and storage cupboards.

Bedroom Three with double glazed uPVC frame window to the front. Built in wall to wall, floor to ceiling wardrobes.

These Bedrooms are served by the Family Bathroom, fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin, and WC. Part tiling to the walls. Opaque double glazed uPVC frame window to the front.

Second Floor Landing with a double glazed Velux skylight window inset into the sloping ceiling and with a door leading to:

Principal Bedroom One is a superbly proportioned room located under the eaves of the property with vaulted, beamed ceiling rising to 9'3" and with a double glazed uPVC frame window to the front, a further double glazed Velux skylight window and feature circular window to the side.

En Suite Bathroom with attractive sloping ceilings opening to an opaque double glazed uPVC frame window to the rear with a further double glazed Velux skylight window inset into the sloping ceiling. The Bathroom is fitted a contemporary white suite and chrome fittings, providing a double ended bath with tiled surround, wash hand basin, WC and double width shower cubicle with glazed screen. Tiling to the walls and floor.

Externally, the property benefits from a paved Driveway providing off street Parking and an EV charging point. There are stocked borders with a variety of plants, shrubs and trees.

A gate leads down the side of the property to the rear West facing Garden where there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Living and Dining Room. Beyond, the Garden is laid to Astroturf for ease of maintenance, enclosed within brick walling, fencing and well stocked borders.

An excellent, low maintenance home which could be moved into with the minimum of fuss.

- Freehold
- Council Tax Band E

