



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 3 Birchlea

Altrincham, WA15 8WF



Offers Over £1,000,000

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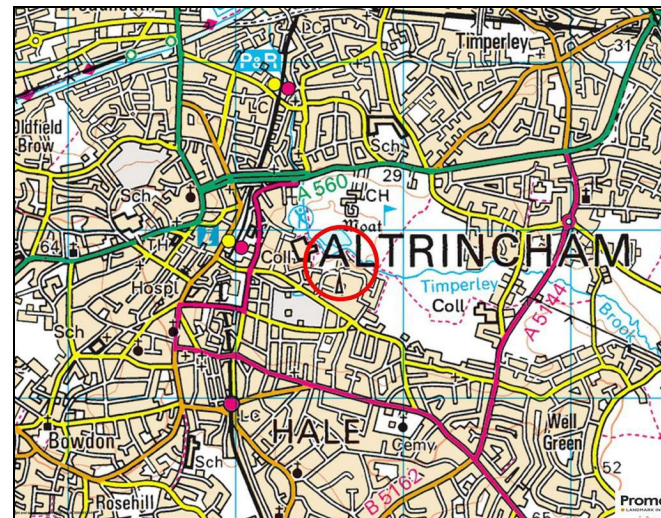
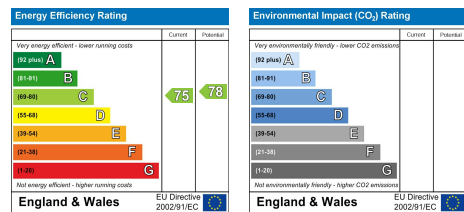


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## energy efficiency

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



# overview

A STUNNING, SUBSTANTIALLY UPDATED AND IMPROVED DETACHED FAMILY HOME IDEALLY LOCATED ON THIS POPULAR DEVELOPMENT CLOSE TO ALTRINCHAM TOWN CENTRE, EXCELLENT LOCAL SCHOOLS AND THE METROLINK. 2183SQFT

Hall. WC. Lounge. Family Room. 400sqft Live In Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Garage. Landscaped Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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 appointed, substantially updated, extended and improved modern Detached family home located on the enormously popular Welman Way Development located adjacent to Altrincham Golf Course and King George V Pool and within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. The property is also close to excellent local primary and secondary schools, including Wellington School.

The property has been transformed from its original specification to create a newly designed stylish and impressive family home with accommodation extending to approximately 2200 square feet over Two Floors and offering perfectly balanced family living space.

To the Ground Floor, arranged off the Hall is a substantial formal Lounge with custom built feature wall, a living flame fire and French doors to the garden.

Family Room with bay window to the front and a 400 square foot Open Plan Live In Dining Kitchen with underfloor heating, built in appliances and two sets of folding doors onto the Gardens, with a useful Utility Room off.

To the First Floor are Four Double Bedrooms, all with extensive custom built furniture and served by Two stylishly appointed Bathrooms, one being En Suite to the Principal Bedroom.

Externally, a Driveway provides ample Parking and leads to the large Integral Garage.

The Garden to the rear has been redesigned and landscaped by the current owners to provide a stylish outdoor living and entertaining space with large patios, water feature, external lighting and an artificial lawned area.

The property enjoys a backdrop onto greenery beyond which is a children's play area.

This is a fantastic Family Home in a great location, literally ready to move into.

- Freehold
- Council band G

