



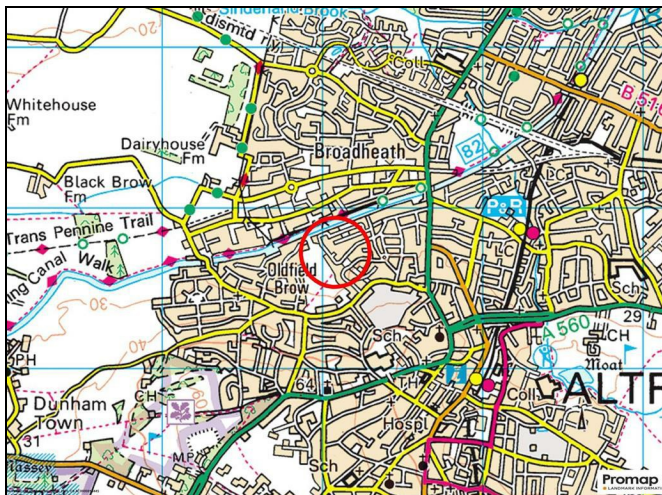
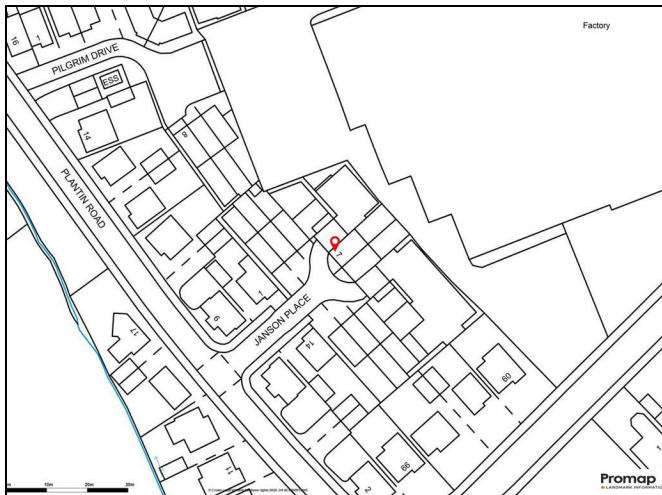
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.



INDEPENDENT ESTATE AGENTS

7 Janson Place Altrincham, WA14 4YS



AN IMMACULATLY PRESENTED MODERN TERRACED PROPERTY ON A POPULAR DEVELOPMENT CLOSE TO JOHN LEIGH PARK, CANALSIDE WALKS, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND THE METROLINK. 731 SQFT

Entrance Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Parking for Two Cars. Garden

£365,000

in detail



An immaculately presented, modern Mid-Terraced property located on a peaceful cul-de-sac within this popular modern development by Morris Homes and perfectly located within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink an with the open space of John Leigh Park on the doorstep.

In addition, the development is positioned adjacent to the Bridgwater Canal with delightful walks towards Manchester in one direction and towards Dunham Massey, Lymm and beyond in the opposite direction.

The property is appointed to an excellent specification and is literally ready to move into with a minimum of fuss providing an Entrance Hall with staircase to the First Floor, a spacious Lounge with modern wood finish flooring, window to the front and useful understairs storage cupboard.



A door leads through to the Dining Kitchen with French doors and window giving access to and enjoying aspects of the Gardens and fitted with a range of laminate fronted units with integrated oven, hob and extractor fan. Useful Ground Floor WC.

Off the First Floor Landing are Three Bedrooms, Two Double and One Single and all with built-in wardrobes.

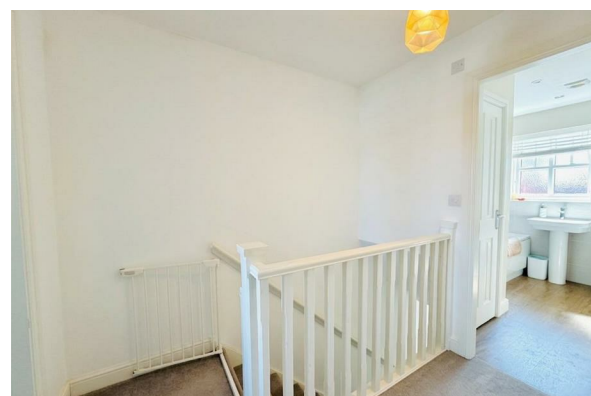
These Bedrooms are served by the well-appointed Family Bathroom with a white suite and chrome fittings and shower over the bath.

Externally, there is off street parking within a shared Parking Area, with Two Reserved Parking Spaces via a drive-through.

The property enjoys a neatly tended Garden frontage, whilst to the rear the Garden has a paved path and patio area adjacent to the back of the house accessed via the French doors from the Dining Kitchen beyond which the Garden is laid to lawn with a further sitting area to the far end of the Garden designed to maximise the south facing sun.

An excellent first time buyer or young family property in a great location.

LEASEHOLD PROPERTY
- 999 YEARS FROM 2016 - 3015
- 989 YEARS REMAIN
- COUNCIL TAX BAND - C



Approx Gross Floor Area = 731 Sq. Feet
= 67.9 Sq. Metres

