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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                                 |  |                         | 94        |
| (81-91) B                                   |  | 82                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

1 Lady Kelvin Road  
Altrincham, Cheshire, WA14 4PP



AN EXCELLENT MODERN END TERRACED PROPERTY LOCATED IN A POPULAR NEIGHBORHOOD CLOSE TO THE TOWN CENTRE, NAVIGATION ROAD METROLINK AND THE OPEN SPACE OF JOHN LEIGH PARK. 936SQFT

Entrance Vestibule. WC. Living Room. Dining Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Two Car Parking. Garden.

£425,000

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# in detail



An excellent, modern End Terraced property constructed by Morris Homes in 2018 and superbly located within the Egerton Park Development, within walking distance of Altrincham Town Centre, its facilities and the Metrolink's in the Town Centre and Navigation Road.

In addition, excellent local schools are within easy reach and the open space of John Leigh Park is on the doorstep. There is also easy access to a delightful canal side walks towards Sale in one direction and Dunham Massey in the opposite direction.



The family sized accommodation extends to 936 square feet providing an Entrance Vestibule, WC, Living Room and Dining Kitchen to the Ground Floor and Three Double Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

Externally, there is off street Parking for two vehicles within a residents parking area to the rear of the property in addition to a good sized Garden.

Comprising:

Entrance door to the Entrance Hall with Ground Floor WC off. Door to the Lounge

Lounge with window to the front elevation and a staircase rising to the First Floor. An opening leads into the:

Dining Kitchen with French doors and windows overlooking and providing access to the garden.

The Kitchen is fitted with a range of white, high gloss base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated stainless steel oven, hob and extractor fan. There is ample space for a range of freestanding appliances.

First Floor Landing with access to Three Double Bedrooms and Two Bath/Shower Rooms. Loft access point.

Principal Bedroom One with a window to the rear overlooking the gardens.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle, wash hand basin and WC. Part Tiled walls. Tiled floor.

Bedroom Two with a window to the front.

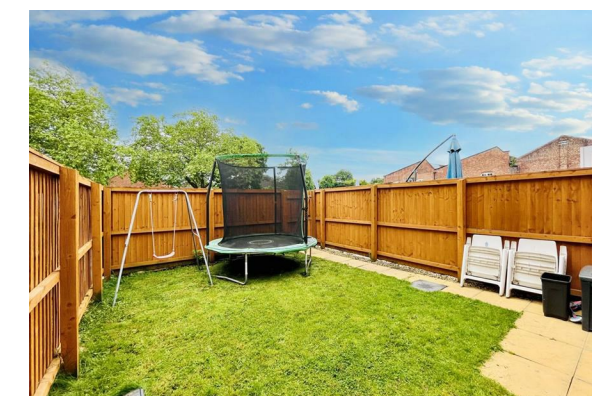
Bedroom Three with a window to the front.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath, wash hand basin and WC. Part Tiled walls. Opaque window to the rear.



An ideal starter family home in a great location.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 936 Sq. Feet  
= 87.0 Sq. Metres

