



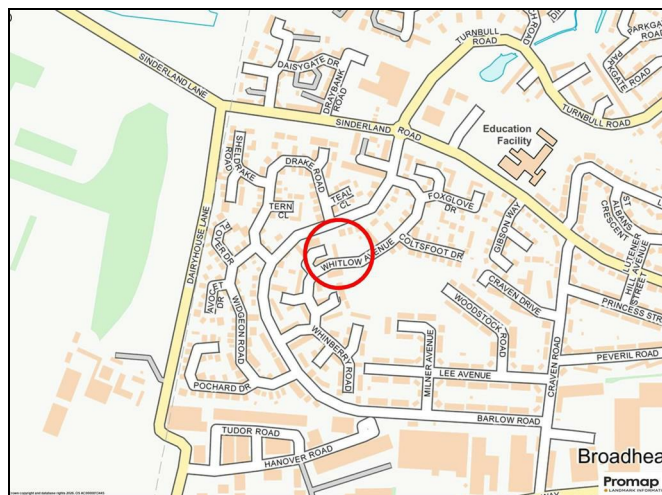
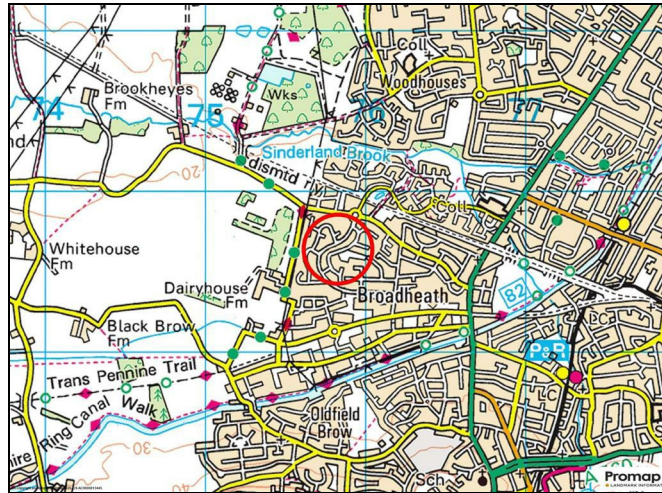
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INDEPENDENT ESTATE AGENTS

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



INDEPENDENT ESTATE AGENTS

30 Whitlow Avenue Broadheath, Altrincham, WA14 5JT



A WELL PRESENTED AND PROPORTIONED, MEWS HOME ENJOYING A WEST FACING GARDEN AND ATTRACTIVE OPEN ASPECT TO THE FRONT, CLOSE TO ALTRINCHAM RETAIL PARK, LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 957SQFT

Hall. WC/Utility. Lounge. Dining Kitchen. Three Double Bedrooms. Family Bathroom. Driveway. Gardens.

£395,000

in detail



A well presented, updated and improved Mews property, located in this popular neighbourhood close to Waitrose Supermarket, local schools and Altrincham Town Centre.

The superbly proportioned property is arranged over Two Floors, extending to some 957 square feet providing a Hall, WC/Utility, Lounge and Dining Kitchen to the Ground Floor and there are Three double Bedrooms served by Family Bathroom to the First Floor.



Externally, there is a Driveway providing off road Parking and a good sized West facing lawned Garden with patio areas.

Comprising:

Canopied Porch. Entrance Hall with doors providing access to the Ground Floor living accommodation. A staircase rises to the First Floor. Access to useful understairs storage.

Ground Floor WC/Utility with opaque window to the front elevation. Built in units with worktops over, inset into which is a sink unit with mixer tap over and tiled splashback. There is space and plumbing for a washing machine and tumble dryer. Tiling to the walls and floor.



Lounge with window to the front elevation enjoying an open aspect across a green and playing fields beyond. Fireplace feature to the chimney breast.

Open Plan Dining Kitchen with clearly defined areas. To the Dining Area there is a window to the rear, enjoying views over the gardens.

The Kitchen Area is fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, five ring induction hob with extractor fan over and dishwasher. There is space for an American style fridge freezer.

To the First Floor Landing there is access to Three double Bedrooms served by a Family Bathroom. Loft access point to a partially board loft space.



Bedroom One with window to the rear elevation. Built in wardrobes with sliding doors provide excellent hanging and storage space.

Bedroom Two with window to the front, enjoying views over a green and playing fields in the distance.

Bedroom Three with window to the rear elevation, enjoying views over the gardens.

The Bedrooms are served by a Family Bathroom, fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls. Opaque window to the front elevation. Built in airing cupboard housing a wall mounted gas central heating boiler.



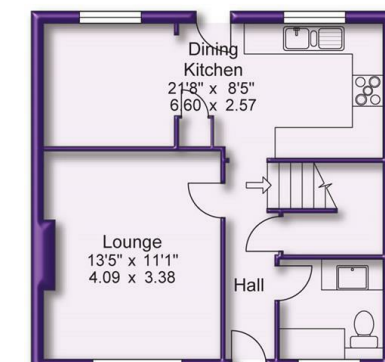
Externally, there is Driveway providing off road parking. The front of the property is set back with an open green in front, a paved path leads to the front door and there is a gravelled Garden frontage with well stocked border.



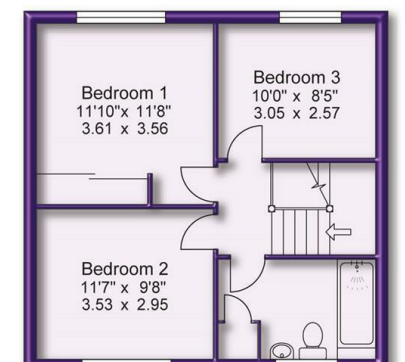
To the rear, there is a paved patio area adjacent to the back of the house, accessed via the door from the Dining Kitchen. Beyond the Garden is laid to lawn with further paved patio area and is enclosed within timber fencing. A gate provides access to the Parking Area. The Garden enjoys a West facing aspect and open aspect across the green.

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 957 Sq. Feet
= 88.9 Sq. Metres



Ground Floor



First Floor

