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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B		82	(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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

28 Plantin Road , Altrincham, Cheshire, WA14 4YU



A SUPERBLY PROPORTIONED, MODERN DETACHED FAMILY HOME ENJOYING AN ENVIABLE POSITION DIRECTLY OVERLOOKING THE CANAL AND IDEALLY LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO JOHN LEIGH PARK, ALTRINCHAM TOWN CENTRE AND EXCELLENT SCHOOLS. 1261SQFT

HALL. WC. LOUNGE. DINING KITCHEN. UTILITY. FOUR BEDROOMS. TWO BATH/SHOWER ROOMS. LARGE DRIVEWAY. GARAGE. SUNNY ASPECT GARDEN.

£615,000

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A superb, modern Detached family home in this desirable location enjoying canal views and walks and within easy reach of the open space of John Leigh Park, the retail parks and Altrincham Town Centre with all its amenities, the popular Market Quarter and the Metrolink.

In addition, the property is ideally located for excellent local schools, including Altrincham Boys' and Girls' Grammar Schools and The M56/M6 motorway networks providing access to Manchester, Manchester Airport and serving the region are nearby.

The well presented property extends to some 1261 square feet, providing a Hall, WC, Lounge, Dining Kitchen and Utility to the Ground Floor, and there are Four Bedrooms served by Two Bath/Shower Rooms to the First Floor, one being En Suite to the Principal Bedroom.

Externally, the property enjoys a larger than average plot, with a double driveway providing off road parking for several vehicles, returning in front of a large Detached Garage. To the rear there is a south facing Garden laid to lawn with patio area to the rear.

Comprising:

Canopied Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Granite tiled floor with underfloor heating. Built in Cloaks cupboard.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the front elevation. Granite tiled floor with underfloor heating.

Lounge is a superbly sized room with a dual aspect, a window to the front elevation enjoys views over the Canal and French doors open onto the rear gardens.

Dining Kitchen with windows to the front and side elevations enjoying views over the Canal. The Kitchen is fitted with an extensive range of white high gloss base and eye level units with granite worktops over, incorporating an island unit, 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, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. Granite tiled floor with under floor heating.

An opening leads to a Utility with built in units and worktop over, inset into which is a stainless steel sink and drainer unit with mixer tap over. There is space and plumbing for a washing machine. Courtesy door to the rear gardens. Granite tiled floor with underfloor heating. Wall mounted gas central heating boiler housed within the units.

To The First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms. Window to the rear elevation enjoying views over the gardens. Loft access point with pull down ladder to useful boarded loft space. Wood flooring.

Principal Bedroom One with windows to the front and side elevations enjoying views over the Canal. Built in contemporary high gloss wardrobes. Wood flooring.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding door, wash and basin and WC. Tiling to the walls and marble flooring with under floor heating. Opaque window to the side elevation.

Bedroom Two with window to the front elevation enjoying views over the Canal. Built in wardrobes provide excellent hanging and storage space.

Bedroom Three with window to the rear elevation enjoying views over the gardens. This room enjoys a range of bedroom furniture providing a built in bed, wardrobes, cupboards, bedside cabinet, desk and display shelving. Built

