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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£660,000

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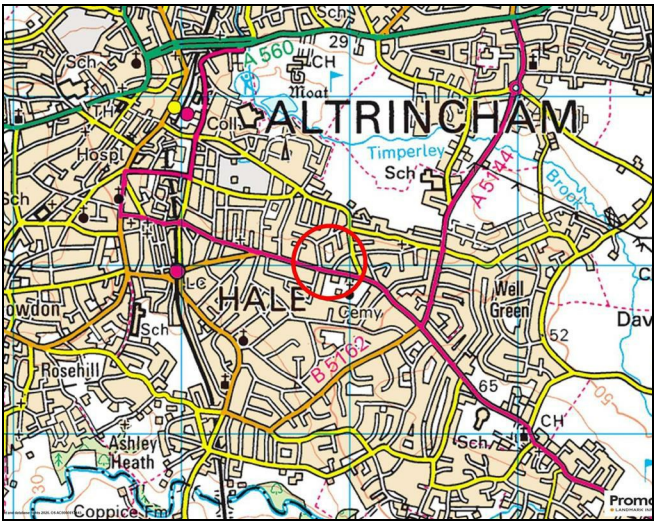
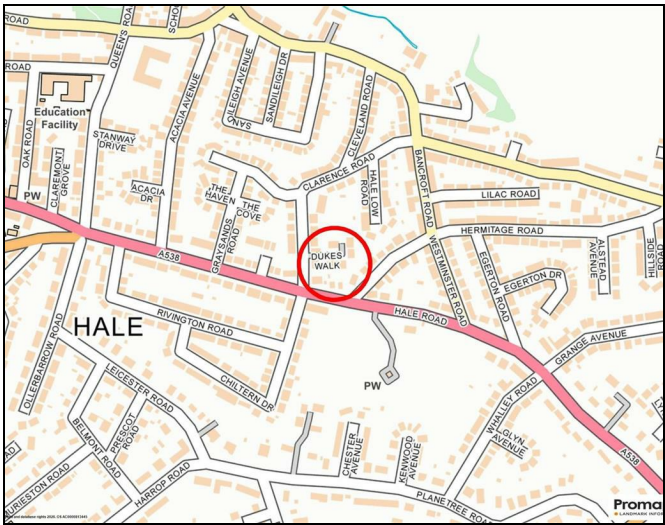
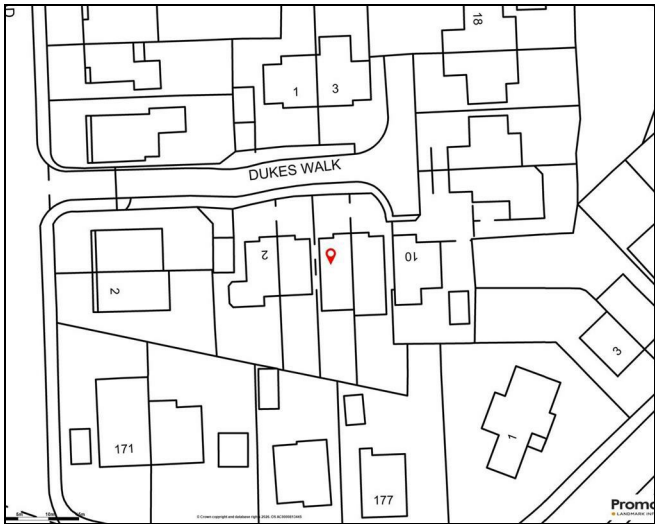
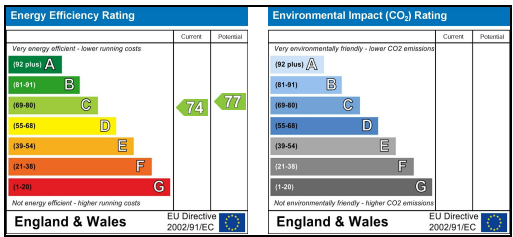
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energy efficiency

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



overview

AN IMMACULATELY PRESENTED AND VERSATILE MODERN TOWNHOUSE POSITIONED WITHIN A SMALL, DESIRABLE GATED DEVELOPMENT, IDEALLY LOCATED BETWEEN HALE VILLAGE AND ALTRINCHAM TOWN CENTRE, WITH EXCELLENT LOCAL SCHOOLS, THE MARKET QUARTER AND METROLINK ALL WITHIN EASY REACH. 1448SQFT

Porch. Hall. GFWC. Open Plan Living Room and Breakfast Kitchen. First Floor Lounge. Three/Four Bedrooms. Two Bath/Shower Rooms. Driveway. Integral Garage. South facing Garden



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.

in detail

An immaculately presented modern Townhouse positioned on this lovely, small Gated Development of just eleven properties and offering versatile accommodation arranged over Three Floors extending to approximately 1450 square feet.

Ideally located approximately equidistant to Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre its facilities, the popular Market Quarter and the Metrolink. In addition, Altrincham Boys' and Girls' Grammar Schools are within easy reach and Stamford Park and School are close by.

The property is ready to move into with a minimum of fuss, yet at the same time offers the opportunity for an incoming purchaser to perhaps reconfigure some of the accommodation, as we have seen in neighbouring properties, where the garage has been converted into a Reception Room and the First Floor Reception room has been converted into a Bedroom.

This means the property has the versatility to be either a Three or Four Bedroom home.

To the Ground Floor an Entrance Porch leads into the Hall with Ground Floor WC off.

An open plan Living Room and Breakfast Kitchen is divided into two distinct areas with the Living Area having tall windows and French doors enjoying aspects over the gardens and the Kitchen Area fitted with a range of units with integrated oven, hob, extractor fan and fridge freezer.

To the First Floor there is a particularly spacious First Floor Lounge, as previously described could also serve as a Bedroom. The Principal Bedroom with En Suite is also positioned to this floor.

To the Second Floor are Two further Double Bedrooms served by the Family Bathroom with both having attractive sloping ceilings, located under the eaves of the property.

Externally, the development is accessed through a remote control Gated Entrance and the Driveway to the property provides off street Parking for two cars leading into the Integral Garage.

The Garden to the rear is of a good size for this type of property, with areas of lawn and patio enjoying a South facing and therefore sunny aspect.

An excellent property and a great location with added potential.

- Leasehold - 999 years from 1 January 2001
- Council Tax Band F

Approx Gross Floor Area = 1448 Sq. Feet
= 134.5 Sq. Metres

