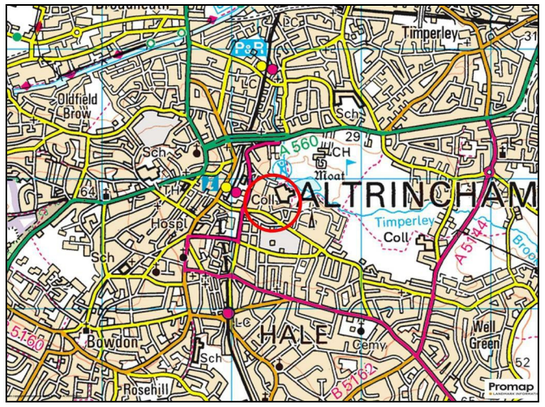
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

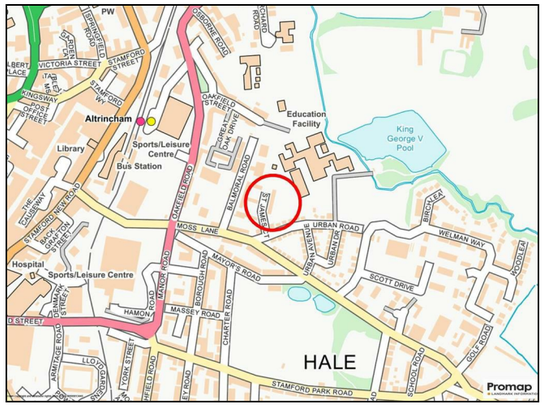
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

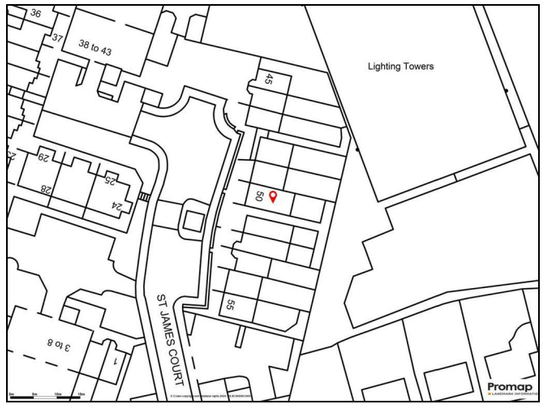
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

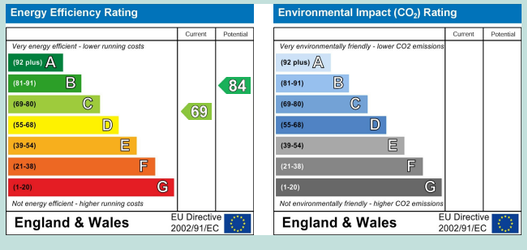






energy efficiency

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



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

50 St. James Court

Altrincham, WA15 8FG



A SUPERB AND IMMACULATELY PRESENTED MODERN END TERRACED PROPERTY ON THIS POPULAR DEVELOPMENT IDEAL FOR THE TOWN CENTRE, MARKET QUARTER AND METRO. 780SQFT.

Entrance Hall. Open Plan Living Room and Dining Kitchen. Three Bedrooms. Bathroom. Guest/Resident Parking. Low maintenance Garden. No Chain.

£395,000

www.watersons.net

in detail





An immaculately presented, modern End Terraced property positioned on a quiet cul-de-sac on this exceptionally popular small Development, ideally located within walking distance of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter, in addition to Stamford Park and School and within catchment of outstanding Grammar schools.







The property is ideal for a first time buyer, a young family or someone looking to downsize from a family home and is literally ready to move into with the minimum of fuss and offered for same with No Chain!

The accommodation provides a fantastic, extended Open Plan Living Room and Dining Kitchen to the Gound Floor and has Three Bedrooms and a Bedroom and Bathroom to the First Floor.

The property enjoys excellent specification kitchen and bathroom fittings and enjoys Reserved and Residents Parking facilities and an enclosed, low maintenance Garden to the rear.

Comprising:

Enclosed Hall with wood finish flooring and a staircase to the First Floor.

Living Room with a continuation of the wood finish flooring. A modern fireplace and surround and a deep ledge bay window to the front.

The Living Room is Open Plan in design to the 210sqft Dining Kitchen with tiled flooring throughout and French doors and window giving access to and enjoying aspects of the gardens. Additional natural light via two double glazed Velux skylight windows inset into the part vaulted ceiling.

The Kitchen is fitted with an extensive range of high gloss finish, laminate fronted units with Silestone worktops over, returning to a peninsula unit. Integrated appliances include a stainless steel oven, microwave oven, halogen hob, extractor fan over, dishwasher, fridge freezer and freestanding washing machine.

First Floor Landing giving access to Three Bedrooms and the Bathroom.

Double Bedroom positioned to the front.

Double Bedroom Two overlooking the rear.

Bedroom Three overlooking the rear.

The Bedrooms are served by the Family Bathroom well appointed with a white suite and chrome fittings, providing a shower end bath with thermostatic shower and 'drench' shower head, vanity unit wash hand basin with toiletry cupboards below and WC. Extensive tiling to the walls and floor. Opaque window to the front. Ladder radiator. Large airing and linen cupboards.



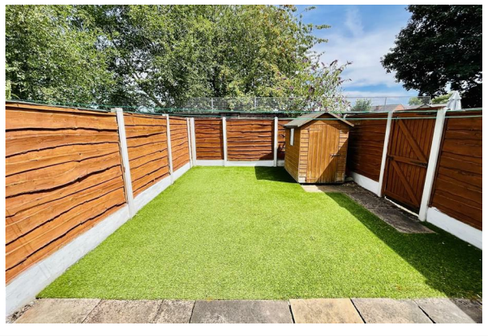


Externally, there is One Reserved Parking Space for the property positioned to the front and there are generous Resident and Visitor Parking Spaces, the current owner generally is able to park two cars directly adjacent to the property.

To the rear, the Garden is designed with low maintenance in mind with a paved patio area. Beyond, the Garden is laid to artificial grass and is enclosed within timber fencing.





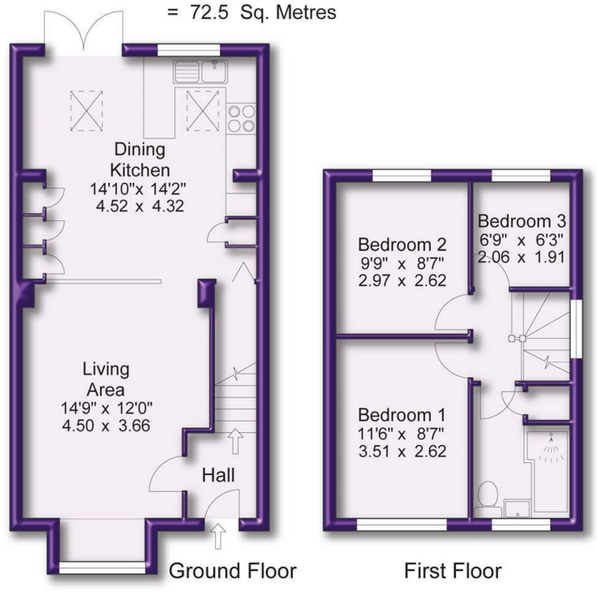


There is a gate leading to a right of way access for wheelie bins etc.

An immaculately presented property, ready to move into with the minimum of fuss, offered for sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 780 Sq. Feet
= 72.5 Sq. Metres



www.watersons.net