



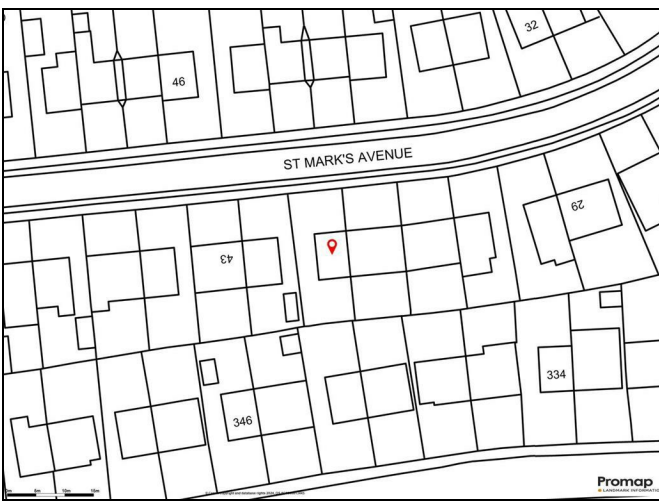
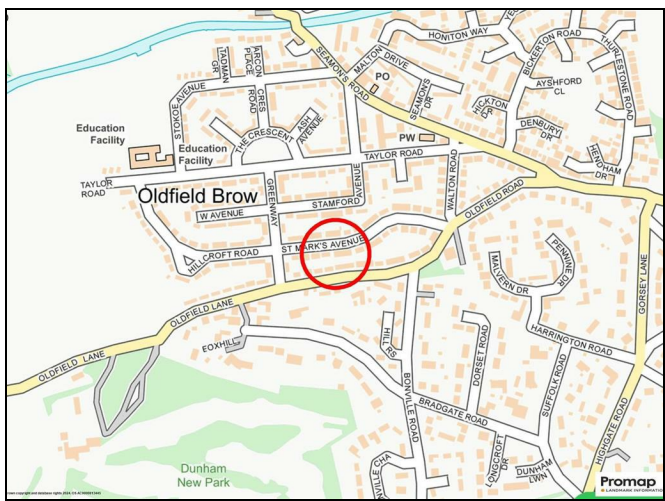
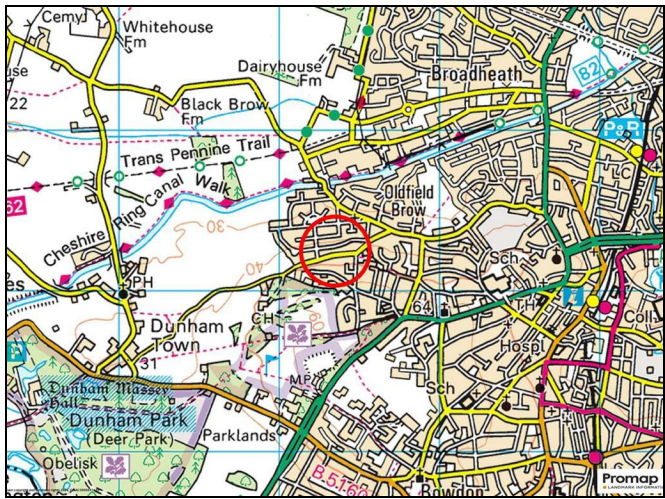
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INDEPENDENT ESTATE AGENTS

# 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			
(81-91) B			
(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 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

## 39 St. Marks Avenue Altrincham, WA14 4JB



A WELL PROPORTIONED, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND ENJOYING THE BENEFITING OF COUNTRYSIDE WALKS NEARBY. 916SQFT

Porch. Hall. Open Plan Living and Dining Room. Kitchen. Three Bedrooms. Shower Room. Driveway. Garden

£475,000

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# in detail



A superbly proportioned, traditional bay fronted Semi Detached Family Home located in this popular neighbourhood close to excellent schools, local shops, Altrincham Town Centre, the popular Market Quarter and Metrolink as well as having countryside walks towards Dunham, the Trans Pennine trail and John Leigh Park nearby.

The well presented property is arranged over Two Floors with the accommodation extending to some 916 sq ft providing an enclosed Porch, Hall, Living and Dining Room and Kitchen to the Ground Floor and there are Three Bedrooms served by a Shower Room to the First Floor.

Externally, there is a paved Driveway providing ample off road Parking and to the rear the Garden enjoys paved and lawned areas with well stocked borders with a variety of plants, shrubs and trees.

Comprising:

Enclosed Porch with windows to the side and front elevations. Tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Picture rail surround. Coved ceiling.

Open Plan Living and Dining Room. To the Living Area there is a wide bay with double glazed uPVC frame window to the front elevation. Impressive gas living flame fireplace with stone hearth and wood surround to the chimney breast. Picture rail surround. Coved ceiling.

To the Dining Area there are French doors enjoying views over and providing access to the Gardens to the rear. Impressive gas living flame fireplace with stone hearth and wood surround. Coved ceiling.

Kitchen fitted with a range of high gloss base and eye level units with 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 stainless steel oven, four ring induction hob and extractor fan over. Space for additional Kitchen appliances. Wall mounted gas central heating boiler. Two double glazed uPVC frame windows to the side elevation and a door provides to the same. Access to useful understairs storage.

To the First Floor Landing there is access to the Three Bedrooms and a Shower Room. Double glazed uPVC opaque to the side elevation.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the Gardens. Built in wardrobes along one wall provide excellent hanging and storage space. Picture rail surround.

Bedroom Two with double glazed uPVC frame window to the front elevation. Built in



wardrobes provide excellent hanging and storage space. Picture rail surround. Loft access point with pull down ladder.

Bedroom Three is a Single Bedroom with a double glazed uPVC frame window to the front elevation.

The Bedrooms are served by a Shower Room, fitted with a walk in, wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors. Double glazed uPVC frame opaque window to the rear elevation. Chrome finish heated towel rail. Extractor fan.

Externally, there is a paved Driveway providing ample off road Parking with well stocked borders with a variety of shrubs, plants and trees.

To the rear, there is a paved Patio Area adjacent to the back of the house, accessed via doors from the Living and Dining Room and Kitchen. Steps lead up to the main Garden Area with a paved patio area and shaped area of lawn enclosed within well stocked borders with a variety of plants, shrubs and trees. External Store.

- Leasehold - 999 years from 24.06.1924
- Council Tax Band C

Approx Gross Floor Area = 916 Sq. Feet  
= 85.0 Sq. Metres

