



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,250,000

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National Association of Estate Agents



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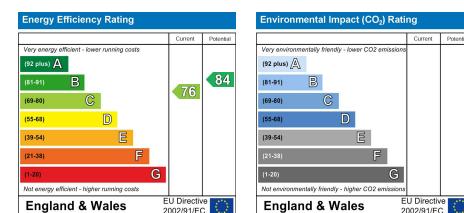


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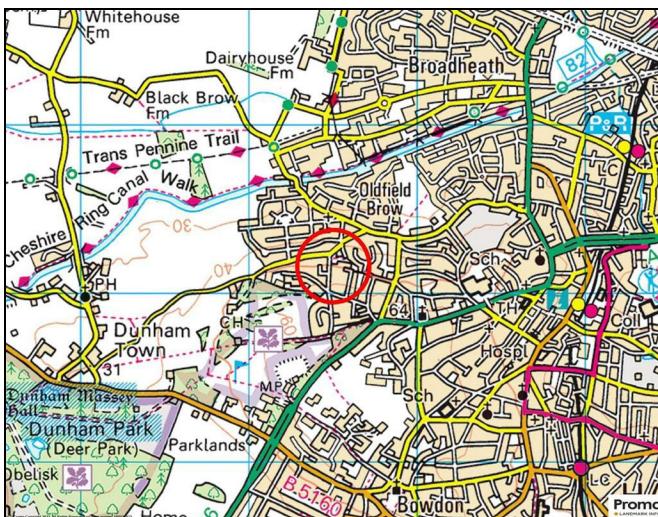
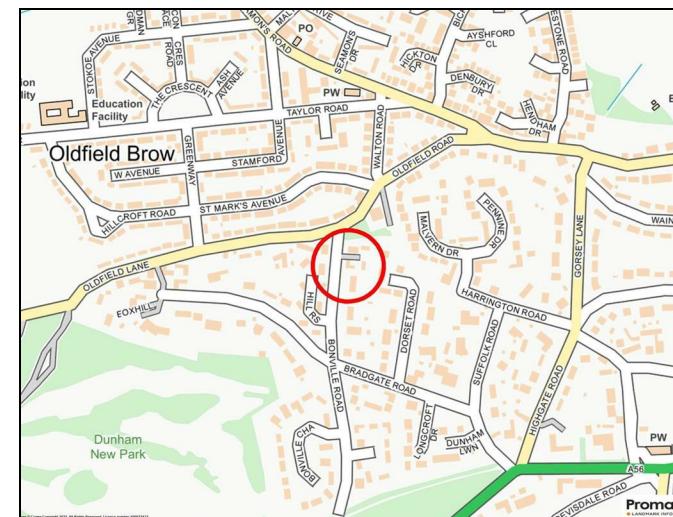


energy efficiency

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



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings to the traffic lights. At the traffic lights, proceed straight across into Stamford Road. At the top of Stamford Road, turn right just past The Griffin and The Stamford Arms Pubs into The Firs. Continue along The Firs and take the second left turning into St Margarets Road. At the end of St Margarets Road, turn left onto the main A56 Dunham Road. Take the third right turning into Bradgate Road, continuing along the road following it to the right into Bonville Road. The Development will be found on the right



overview

AN ATTRACTIVE DETACHED FAMILY HOME POSITIONED ON THIS SMALL GATED DEVELOPMENT IN THIS DESIRABLE LOCATION CLOSE TO ALTRINCHAM TOWN CENTRE AND LOCAL SCHOOLS. 2800sqft.

Hall. Three Reception Rooms. Breakfast Kitchen. Utility. GFWC. Four Double Bedrooms. Three Bath/Shower. Double Garage. Gardens.



in detail

An attractively designed Detached family home, positioned on this small Gated Development of just Four Detached properties, built by Egerton Estates circa 2008 and offering extensive accommodation arranged over Two Floors, extending to approximately 2900 square feet.

The property is superbly located in this enormously desirable part of Altrincham, just off Bradgate Road, within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and within easy reach of a range of popular local schools, within catchment of Altrincham Boys' and Girls' Grammar Schools and with country walks to Dunham Park and the Trans Pennine Trail on the doorstep.

The property is enormously attractive in design with stone mullioned design leaded windows overhanging a slate pitched roof, attractive brick elevations and stands on a lovely, mature garden Plot with gardens returning across the side and rear.

The property provides Three superbly proportioned Reception Rooms to the Ground Floor, in addition to the Breakfast Kitchen with the Family Room and Breakfast Kitchen being Open Plan and adjacent to each other creating an ideal, day to day informal Family Living, Dining and working Kitchen space.

To the First Floor are Four fantastic Double Bedrooms, served by Three Bath/Shower Rooms, two being En Suite and including a 400 square foot Principal Bedroom Suite of Bedrooms, Walk in Wardrobe and En Suite Shower Room.

Externally, there is ample off street Parking, in addition to the substantial Double Garage.

A wonderfully proportioned family home in a great location.

Comprising:

Recessed Porch to wood panelled door with side windows to the Hall with a spindle balustrade staircase with storage cupboard beneath leading to the First Floor. Wood panelled doors to the Ground Floor Accommodation. Exposed brick wall feature.

Ground Floor WC and Cloak Room fitted with a white suite and chrome fittings.

Lounge. A well-proportioned room with French doors and windows to two elevations giving access to and enjoying aspects of the gardens. York Minster stone design fireplace surround with inset living flame fire.

Dining Room. A good sized room with windows overlooking the gardens.

Family Room. An ideal day to day informal Family Living space, conveniently positioned and open plan to the adjacent Kitchen with French doors and windows giving access to and enjoying aspects of the gardens. Opening to the:

Breakfast Kitchen with windows overlooking the garden and with slate tiled flooring throughout. The Kitchen is fitted with an extensive range of wood fronted shaker style units with granite worktops over. Integrated or freestanding appliances which may be available to the incoming purchaser subject to negotiation include a Smeg stainless steel Range cooker with five gas burners, wide oven and extractor fan over, freestanding American style fridge freezer, integrated AEG microwave and Bosch dishwasher. Door to the:

Utility Room with a door leading outside and windows to the front. There are a range of units matching those of the kitchen. Space for washing machine and dryer.

First Floor Landing with wood panelled doors to the Bedrooms and Bathrooms. Airing cupboard. Loft access point.

400 square foot Principal Bedroom One. A superbly sized room providing a Bedroom Area, Walk in Wardrobe and En Suite Shower Room. The Bedroom area having additional sliding door, built in wardrobes and a wide dormer style window to the front. Deep walk in wardrobe with extensive hanging rails and shelving.

En Suite Shower Room with white suite and chrome fittings and thermostatic shower.

Bedroom Two with windows to two elevations, inducing a deep ledge window overlooking the rear and served by an:

En Suite Shower Room with windows to the front and fitted with a white suite and chrome fittings and thermostatic shower.

Bedroom Three with windows overlooking the rear garden.

Bedroom Four with windows overlooking the rear garden.

The Bedrooms are further served by the Bathroom fitted with a white suite and chrome fittings, including a bath and separate shower cubicle.

Externally, the Development is approached through remote control operated, wrought iron Gated Entrance returning to a block paved Driveway

serving the property, providing ample off street Parking for a number of vehicles, and in turn leading to the substantial Integral Double Garage with remote control operated 'up and over' door.

The Gardens to the property are maturely stocked and screened, laid to the front, side and rear, with the principal Garden areas returning across the back of house with wide, decked and stone paved path and patio areas, returning across the back and down the side of the property, retained within deep areas of lawn and enclosed with profusely stocked, mature borders of shrubs, bushes, trees and plants, including substantial trees within the boundaries of this and neighbouring properties providing excellent screening and a most appealing outlook.

A lovely, mature garden setting serving this fabulous family home.

