



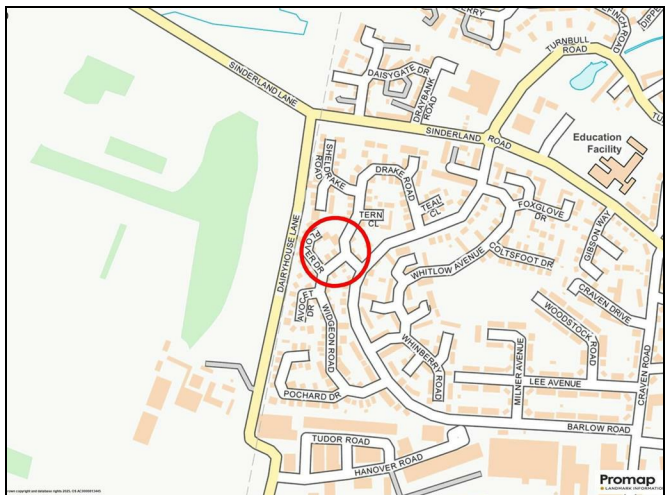
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INDEPENDENT ESTATE AGENTS

# 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.



INDEPENDENT ESTATE AGENTS

## 2 Widgeon Road Broadheath, Altrincham, WA14 5NP



AN IMMACULATLY PRESENTED MODERN SEMI DETACHED PROPERTY, STANDING ON A CORNER PLOT, PERFECT FOR A FIRST TIME BUYER AND LOCATED IN A POPULAR NEIGHBORHOOD CLOSE TO ALTRINCHAM RETAIL PARK AND ALTRINCHAM TOWN CENTRE. 771 SQFT.

Lounge. Dining Kitchen. Two Bedrooms. Shower Room. Driveway. Garage. Gardens.

£295,000



# in detail



A beautifully presented modern Semi Detached property on a corner plot, located in this popular residential neighborhood within walking distance of Broadheath Primary School and with Waitrose, Aldi and Asda supermarkets all nearby as well as being within easy reach of Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolinks including Navigation Road.



The property is arranged over Two Floors with the accommodation extending to some 771 square feet, providing an Entrance Vestibule, Lounge and Dining Kitchen to the Ground Floor and there are Two Bedrooms served by a Shower Room to the First Floor.

Externally, there is a Driveway providing Parking and a Detached Single Garage, in addition to paved and lawned Gardens to three sides.

Comprising:  
Entrance Vestibule with opaque window to the front elevation. Tiled floor.

Lounge with staircase rising to the First Floor. A window overlooks the front elevation.

Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring induction hob and extractor fan over. There is space for a fridge, freezer and washing machine. Wall mounted gas central heating boiler. Ample space for a table and chairs. A window enjoys views over the gardens.

To the First Floor Landing there is access to Two Bedrooms and a Shower Room. Loft access point to partially boarded Loft space,

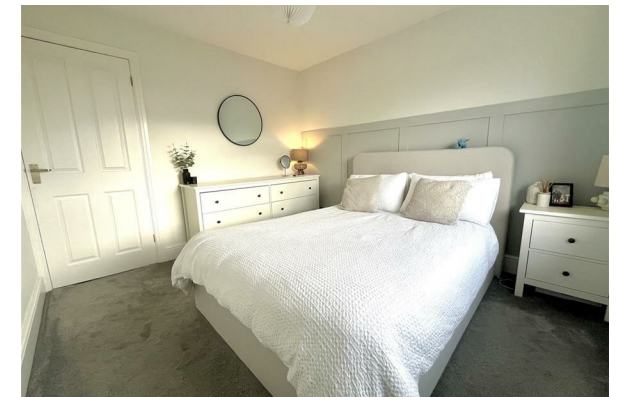
Bedroom One with a window to the front elevation. Panelled wall feature. Walk in and wardrobe.

Bedroom Two with window to the rear elevation enjoying views over the gardens.

Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation. Built in and cupboard.

Externally, there is a Driveway access to the rear from Drake Road, providing a parking space in front of a Detached Single Garage.

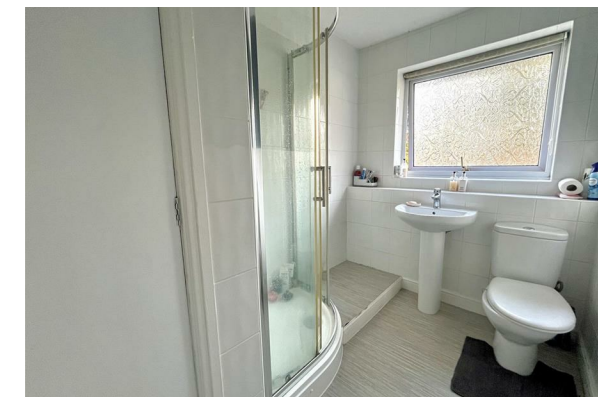
The property enjoys Gardens to three sides. To the front the Garden is laid to lawn with stocked borders and paved path to the front door, to the side and rear.



To the side and rear there are patio areas with stocked borders with a variety of plants and shrubs, enclosed within timber fencing.

A perfect first time buyers home.

- Freehold - - Council Tax Band B



Approx Gross Floor Area = 771 Sq. Feet  
(inc. Garage) = 71.6 Sq. Metres  
Approx Gross Floor Area = 615 Sq. Feet  
(exc. Garage) = 57.2 Sq. Metres

