



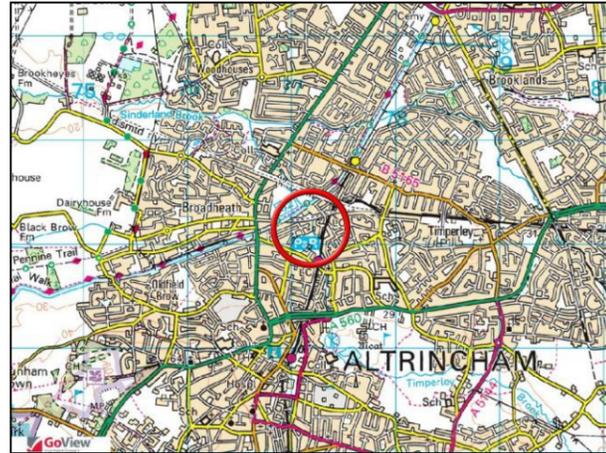
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INDEPENDENT ESTATE AGENTS

# location



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, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road, and at the end of Barrington Road turn right on to the main A56 Manchester Road. Turn right at a set of traffic lights into Navigation Road and second left into Brunswick Road. Continue towards the end of the road and take a right turn into Ryder Avenue where the property will be found on the left hand side.



# 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	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		87	Very environmentally friendly - lower CO2 emissions	A (92-100)		87
Energy efficient	B (81-91)			Environmentally friendly	B (81-91)		
	C (69-80)				C (69-80)		
	D (55-68)				D (55-68)		
	E (39-54)	57			E (39-54)		
	F (21-38)				F (21-38)		
Not energy efficient - higher running costs	G (1-20)			Not environmentally friendly - higher CO2 emissions	G (1-20)		

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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.

# 4 Ryder Avenue Altrincham, Cheshire, WA14 1LX



**A BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME WITH IMPRESSIVE GARDEN ROOM, WALKING DISTANCE OF NAVIGATION ROAD SCHOOL AND METRO. 789sqft.**

Hall. 16' Living/Dining Room. 14' Breakfast Kitchen. Home Office. Two Bedrooms. Family Bathroom. Driveway. Gardens.

*“ A fantastic home in a popular location ”*

**£285,000**

# in detail



A beautifully presented Semi Detached family home located on a quiet cul-de-sac, walking distance to Navigation Road School and Metrolink and close to Altrincham Town Centre.



The property is arranged over Two Floors and extends to some 789 sqft comprising a Hall, Living/Dining Room and Breakfast Kitchen to the Ground Floor and Two Bedrooms served by a Family bathroom to the First Floor.

A particular feature is the impressive Garden Room currently used by the vendors as a Home Office and Guest Bedroom.

Externally, there is a paved Driveway providing ample off road Parking and to the rear there is a low maintenance decked patio area to the rear.

Comprising:

Panelled and glazed door leading to an Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Built in meter cupboard.

Living and Dining Room with wide uPVC double glazed window to the front elevation. Picture rail surround. Chrome finish LED lighting.

Breakfast Kitchen with uPVC window to the rear elevation and a door provides access to the same. Access to useful under stairs storage. Additional window to the side elevation.

The Kitchen is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over, fridge and dishwasher. There is space for a washing machine. Wall mounted gas central heating boiler. Chrome finish halogen lighting.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. UPVC double glazed window to the side elevation. Loft access point.

Bedroom One with wide uPVC window to the front elevation. Built in deep wardrobe over the stair bulkhead providing ample hanging and storage space. Chrome finish halogen lighting.

Bedroom Two with uPVC window enjoying views over the Gardens.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, comprising a shaped bath with thermostatic shower over, dual shower attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. UPVC double glazed window to the rear elevation. Chrome finish heated towel rail.

Externally, there is a paved Driveway providing ample off road Parking and a lawned Garden frontage enclosed within timber fencing and brick walling.



To the rear, there is a raised decked patio area adjacent to the back of the house, accessed via the Breakfast Kitchen. Steps lead down to a landscaped Garden with low maintenance in mind with further decked and gravelled areas. The Garden is enclosed within timber fencing.

Impressive Detached Garden Room divided into two rooms, currently used by the vendors as a Home Office and Guest Bedroom. There are uPVC French doors overlooking and providing access to the Gardens to the Home Office and a UPVC double glazed window to the front elevation to the Guest Bedroom. Chrome finish halogen lighting.



Approx Gross Floor Area = 789 Sq. Feet  
= 73.2 Sq. Metres

