



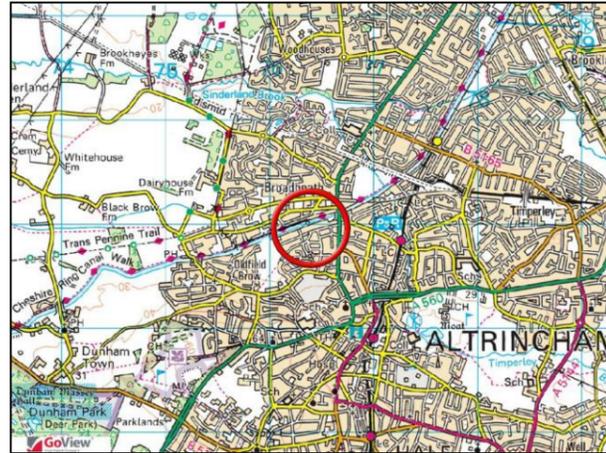
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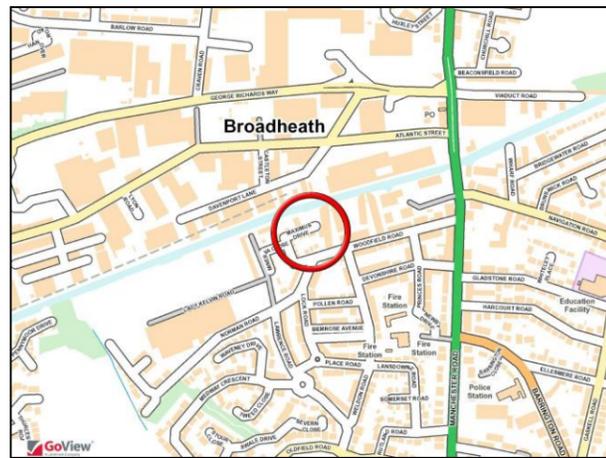


INDEPENDENT ESTATE AGENTS

location

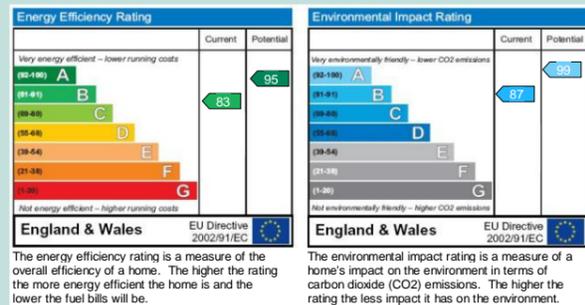


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre, past the station to the next set of traffic lights and continue across onto Barrington Road. At the end of the road turn right on to the Main A56 Manchester Road and before the next set of traffic lights, turn left into Woodfield Road. Slight right to stay on Woodfield Road and then turn right onto Jubilee Way. Take the next right turn onto Maximus Drive where the property will be found on the right 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).



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.



INDEPENDENT ESTATE AGENTS

6 Maximus Drive Broadheath, Altrincham, Cheshire, WA14 4FG



A SUPERB MODERN END MEWS PROPERTY WITH SOUTH FACING GARDEN, IDEALLY LOCATED IN A CUL-DE-SAC POSITION OVERLOOKING THE BOWLING GREEN. 815sqft.

Hall. GFWC. Lounge. Dining Kitchen. Three Bedrooms. Two Bath/Showers. Two Allocated Parking Spaces. Garden. No Chain.

“ A superb home offered for sale with no chain ”

£300,000

in detail



A superb End Modern Mews property, ideally positioned enjoying views over the Bowling Green and superbly located within easy reach of the open space of John Leigh Park with the Town Centre and Metrolink beyond and within walking distance of excellent local schools.

The property is stylishly presented throughout with high spec Kitchen and Bathroom fittings with the accommodation extending to some 815 sq ft comprising of a Lounge, Dining Kitchen, WC and Utility Area to the Ground Floor and Three good Bedrooms and Two Bath/Shower Rooms to the First Floor.



Externally, there is allocated Parking spaces for two cars serving the property and to the rear a south facing Garden.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Canopied Porch. Part glazed and panelled Front Door leading to an Entrance Hall with staircase rising to the First Floor. Solid wood flooring

Lounge with UPVC window to the front elevation. A door provides access to under stairs storage. Solid wood flooring.

Dining Kitchen fitted with a range of base and eye level units with concealed lighting and worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring hob and extractor fan over, fridge and freezer. There is space and plumbing for a dishwasher. French doors with windows flanking enjoy views over the Gardens and provide access to the same.

Utility Area with base and eye level units with space and plumbing for washing machine. Wall mounted gas central heating boiler housed within the units.

Ground Floor WC fitted with a modern white suite with chrome fittings, comprising of a sink and WC with tiling to the sink area.

First Floor Landing with access to Three Bedrooms and Two Bath/Shower Rooms. Two built in storage cupboards. Loft access point.

Bedroom One with UPVC window to the front elevation and fitted wardrobes with sliding doors.

This Room enjoys an En Suite Shower Room fitted with a modern white suite with chrome fittings, comprising of an enclosed shower cubicle with electric shower and bi-folding doors, wash hand basin and WC. Inset mirror. Part tiled walls. Chrome finish halogen lighting.

Bedroom Two is another good Double Bedroom with a double glazed window enjoying views over the rear Gardens.

Bedroom Three is a Single Bedroom with a double glazed window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with shower attachment over, wash hand basin and WC. Double glazed window to the front elevation. Chrome finish halogen lighting. Inset mirror. Part tiled walls.



Externally, the property is approached via a path leading to the front door and there is a low maintenance Garden frontage. The Gardens to the rear enjoy a paved patio area, adjacent to the back of the property, accessed via the French doors from the Dining Kitchen. Beyond the Garden is mainly laid to lawn and enclosed within timber fencing. The Garden enjoys a south facing, therefore sunny aspect. Timber shed.



Approx Gross Floor Area = 815 Sq. Feet
= 75.5 Sq. Metres

