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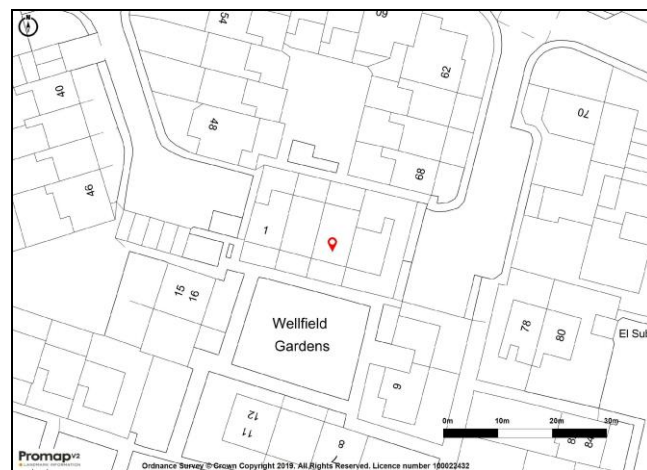


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Ashley, taking the fifth left turning into Park Road. Take the second left turning into the continuation of Park Road and at the end of the road, proceed straight over the traffic lights into Delahays Road. At the next set of traffic lights, turn right into Grove Lane. Follow the road to the left, continuing for some distance before turning left just before the shops into Wellfield Lane. When viewing the property, the easiest way to access it is to turn off Wellfield Lane into Tarbolton Crescent and then turn immediately right to a parking area around a green with weeping willow tree. From here follow the pathway straight ahead and to the left into Wellfield Gardens and the property will be identified by our For Sale Board.



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To Follow



**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

## 3 Wellfield Gardens, Tarbolton Crescent Hale, Altrincham, Cheshire, WA15 8LN



**AN EXCELLENT VALUE FAMILY SIZED HOME OFFERING GENEROUS LIVING ACCOMMODATION, WALKING DISTANCE TO THE WELL GREEN SCHOOL AND LOCAL SHOPS. 1236sqft.**

Hall. WC. Lounge. Family Room. Dining Kitchen. Conservatory. Four Bedrooms. Bathroom. Gardens.

*“ An excellent value property offered for sale with no chain ”*

**Offers Over: £275,000**

# in detail



As superb value family sized home offering genuine Four Bedroom accommodation and delightfully positioned on this small development overlooking an attractive central green.

The property is positioned within walking distance of The Wellgreen Primary School and with local convenience shops on the doorstep. In addition to being in catchment for the local grammar schools.

The accommodation provides Two Reception Areas to the Ground Floor in addition to a Dining Kitchen and Conservatory and has Four excellent Bedrooms to the First Floor served by a Bathroom.

There is a small, low maintenance Garden to the rear and a Children's Park and Play Area within a couple of minutes walks.

Comprising:

Entrance door to Hall with staircase to the First Floor. Ground Floor WC.

A door leads off the Hall through a Family Room into the:

Lounge with modern wood laminate flooring and with a window enjoying an attractive aspect of the green to the front.

Family Room with doors through to the Conservatory and with an arch opening leading into the;

200 sqft Dining Kitchen. A superbly sized Dining Kitchen with tiled flooring throughout, a window overlooking the rear Garden and fitted with an extensive range of black high gloss finish laminate fronted units with worktops over. Freestanding Range cooker with six gas burners and double ovens, which may be available to the incoming purchaser subject to negotiation. Space for washing machine.

Conservatory with French doors onto the Garden.

First Floor Landing.

Bedroom One with built in wardrobe and attractive aspect across the green to the front. Bedroom Two with clothes hanging space overlooking the rear. Bedroom Three is a Double Room with an aspect to the rear. Bedroom Four a good Single Room enjoying an aspect across the green to the front.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Extensive tiling to the walls. Window to the rear.

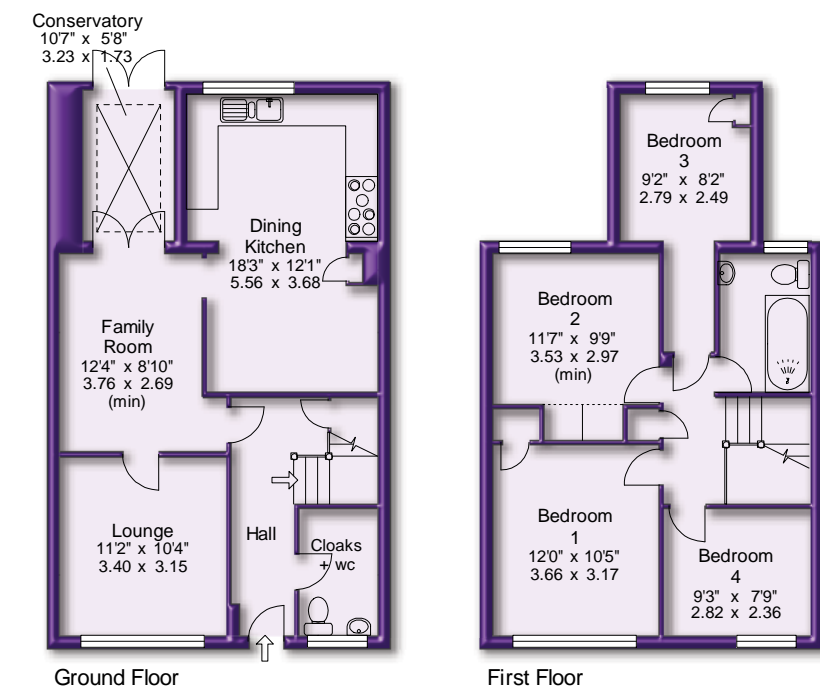
Externally, there are Three Parking Areas serving both Wellfield Gardens and Tarbolton Crescent, all within easy access to the property, approached via footpaths enclosing the delightful green areas that form the development.

There is a paved Garden frontage providing a South facing sitting area, whilst the rear Garden has been entirely paved and decked for easy of maintenance and enclosed within timber fencing.

UPVC double glazing and gas central heating.



Approx Gross Floor Area = 1236 Sq. Feet  
= 114.57 Sq. Metres



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