



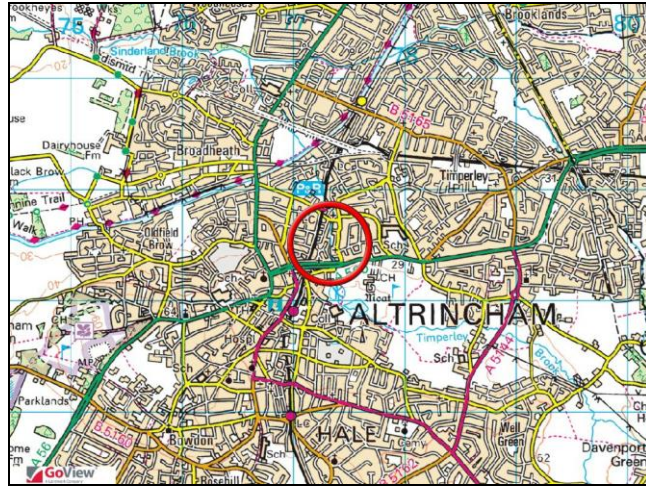
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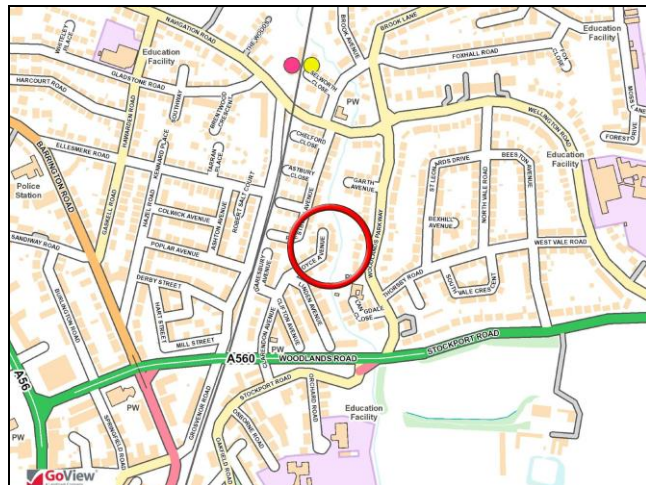


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right, just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. At the end turn left onto Stamford Park road. Continue along and at the traffic lights proceed straight over, past Tesco and at the next lights proceed over again into Oakfield Road. Continue along following the round to the right and take a left turning near the Kia Garage into Clarendon Avenue. Proceed straight along into Royce Avenue 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).

To Follow



INDEPENDENT ESTATE AGENTS

12 Royce Avenue Altrincham, Cheshire, WA15 8HB



AN IMMACULATELY PRESENTED SEMI DETACHED ON A PEACEFUL CUL DE SAC IDEAL FOR THE TOWN CENTRE AND METRO AND BACKING ON TO TIMPERLEY BROOK. 770sqft.

Porch. Hall. Living and Dining Areas. Kitchen. Three Bedrooms. Bathrooms. Driveway. Gardens.

“ An immaculately presented property in a supremely convenient location ”

Offers Over: £285,000

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.

in detail



A tastefully updated and improved Semi Detached property, stylishly presented with excellent specification Kitchen and Bathroom fittings.

The property is superbly located on this quiet cul de sac within a few minutes walk of Altrincham town centre, its facilities - including the award winning Altrincham Market and Market House - and the Metrolink, yet enjoying a peaceful backdrop onto Timperley Brook to the rear. It is also within the catchment area of excellent local schools. The property is immaculately presented throughout and literally ready to move into with the minimum of fuss.



This property is offered for sale with NO CHAIN.

The enclosed Porch leads into the Hall, with staircase to the first floor and wood panelled doors to the ground floor living space. Understairs storage cupboards, including one with hanging rail.

The Lounge enjoys an aspect to the front and has custom built cabinets and shelving, opening directly into the Dining Area with real wood flooring and window overlooking the rear garden. The bright reception areas benefit from an abundance of natural light owing to generous uPVC glazing.

A door leads through to the Kitchen (which is also accessed directly via the Hall) fitted with a range of high gloss finish units. Integrated Bosch oven, hob and dishwasher. Space for a fridge freezer and washing machine. A glazed door gives access to and enjoys an aspect of the garden, in addition to a window to the side. LED lighting.



First floor landing with large uPVC window and wood panelled doors serving Three Bedrooms and the Bathroom. Loft hatch with integrated ladder leading to loft space and storage.

Bedroom One is a bright spacious double bedroom which has an aspect to the front.

Bedroom Two is a double room overlooking the garden and Timperley Brook.

Bedroom Three is a single room also to the rear of the house.

The Bedrooms are served by the stylish Bathroom with white suite with chrome fittings, providing a bath with luxury thermostatic shower, vanity unit wash hand basin with toiletry cupboards below and mirror fronted vanity unit above and WC. The bathroom is completed by Italian porcelain tiles and contemporary towel rail. LED lighting.



Externally, the front of the property is approached via a block paved driveway providing parking for two cars, which in turn leads to the Detached Garage. There is a garden frontage laid to lawn with stocked borders.

The rear lawned garden, accessed via the back of the house, is well maintained and stocked with a variety of shrubs and plants. It also benefits from a paved patio and a timber decked sitting area, perfect for outside entertaining.

UPVC Double Glazing throughout. Gas Central Heating, with recently installed Worcester Bosch combi boiler.



Approx Gross Floor Area = 770 Sq. Feet
= 71.37 Sq. Metres

