



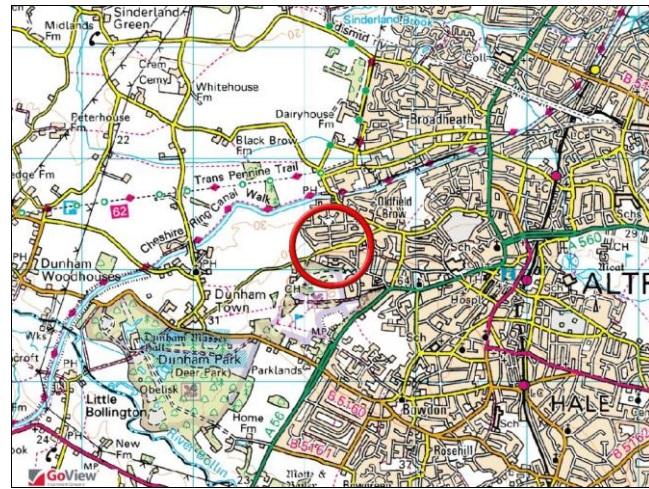
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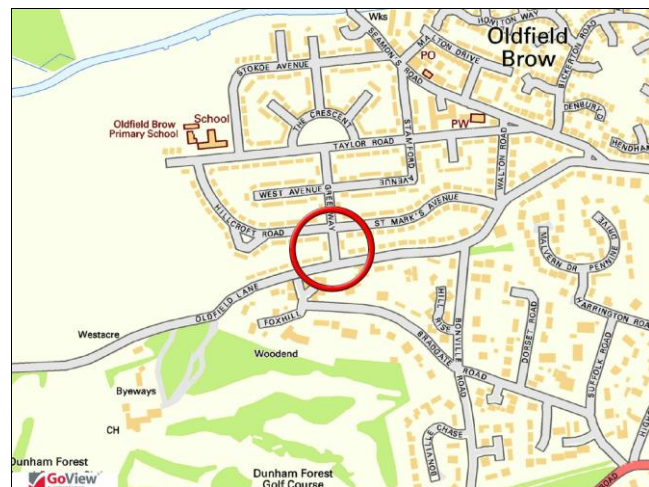


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right into the continuation of Ashley Road, and over the mini roundabout towards Altrincham Town Centre. Proceed through the next set of traffic lights into Railway Street, which becomes Stamford New Road, passing through more traffic lights past the Bus and Train Station on the right. At the next set of traffic lights, turn left onto Church Street towards the Cresta Court Hotel, turning right at the next set of traffic lights onto the main A56 Chester Road. Take a left turning at the Wheatsheaf Public House opposite the George and Dragon Hotel onto Oldfield Road Continue along Oldfield Road for some distance, proceeding over the mini roundabout and take the next left turning into the continuation of Oldfield Road. Continue along the road for some distance before taking a right turn into Greenway. The property will be found on the left hand side.



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# 3 Greenway Altrincham, Cheshire, WA14 4JD



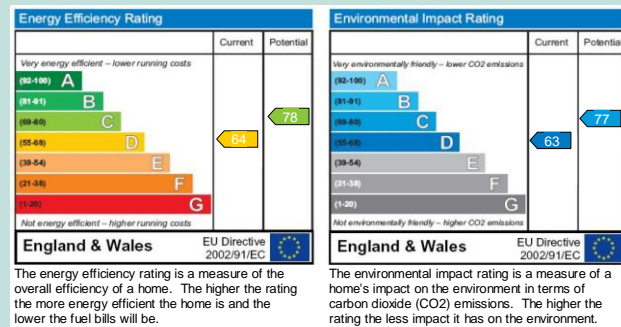
**A SPACIOUS AND ATTRACTIVE DOUBLE FRONTED SEMI DETACHED CLOSE TO OPEN COUNTRYSIDE AND COUNTRY WALKS TOWARDS DUNHAM. 1200 sqft.**

Entrance Hall. Three Reception Rooms. 14' Kitchen. Three Bedrooms. Shower Room. Driveway. Gardens. No Chain.

*“ A fantastic example of a most appealing style of property ”*

## energy efficiency

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



**£350,000**

**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.

# in detail



A most attractive double fronted Semi Detached family home which is beautifully presented, updated and improved throughout and is positioned on this popular road just off Oldfield Road, within walking distance of Oldfield Brow Primary School, John Leigh Park within easy reach and with country walks to Dunham Park on the doorstep.

The property offers good family accommodation with Three Reception Rooms to the Ground Floor in addition to the Kitchen and Three Bedrooms to the First Floor served by a well appointed Shower Room.



The property has Garden Areas to the front, side and rear which have been beautifully set out with areas of lawn and stocked flowerbeds, creating a most appealing setting for the property.

This particular design of house generally proves to be most popular, and as such we expect it to generate a good deal of interest.

Comprising:

Entrance door to entrance Porch with double glazed UPVC frame windows with leaded lights. Quarry tiled base. Panelled and paned door to Entrance Hall with modern wood flooring and having a staircase with timber handrail leading to the First Floor. Coat hanging pegs. Wood panelled doors lead to the Lounge and Dining Room.

17'5" x 10'9" (max) Through Lounge with a continuation of the wood flooring and with a double glazed UPVC frame window to the front and double glazed French doors giving access to and enjoying an aspect of the Garden. Coved ceiling. Contemporary design 'hole in the wall' fireplace with pebbled living flame fire.

13' x 10'5" (max) Dining Room with a double glazed UPVC frame angled bay window to the front. Exposed floorboards. Picture rail surround. Corniced ceiling.

11'2" x 9' Play Room with vaulted ceiling and inset Velux window. There is a UPVC window to the front elevation and UPVC French doors overlooking and providing access to the Gardens.

13'11" x 8'2" Kitchen, with two double glazed UPVC frame windows to the rear, with tiled flooring throughout and a double glazed door leading to the Rear Garden. The Kitchen is fitted with a range of cream laminate fronted units with wood laminate worktops over with an inset one and a half bowl single drainer sink unit. Recesses suitable for a cooker, washing machine and tall fridge freezer. Under stairs shelved Pantry cupboard. Halogen spotlight fitting to the ceiling.

Utility Room with base unit and worktop over inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. There is space for a dryer. UPVC window to the rear elevation. Tiled floor. Chrome finish halogen lighting.

Ground Floor WC fitted with a modern white suite with chrome fittings and UPVC window to the side elevation. Tiled floor. Chrome finish halogen lighting. Extractor fan.



First Floor Landing with a double glazed UPVC frame window to the rear. Cupboard housing the combination gas fire central heating boiler. Panelled doors lead to Three Bedrooms and the Shower Room.

13'10" x 10'10" Bedroom One with a double glazed UPVC frame window to the front and built in wardrobes with mirrored sliding doors. Picture rail surround.



10'9" x 10'8" Bedroom Two with a double glazed UPVC frame window to the front. Exposed floorboards. Decorative cast iron fireplace with glass tiled hearth. Picture rail surround.

8'3" x 7'1" Bedroom Three with a double glazed window to the rear. Picture rail surround.

The Bedrooms are served by a well appointed Shower Room, fitted with a contemporary design suite in white with chrome fittings, providing: a corner shower cubicle with thermostatic shower, vanity unit wash hand basin with mirror fronted toiletry cupboard above, WC, opaque double glazed UPVC frame window to the rear, extensive tiling to the walls and floor, halogen lighting to the ceiling and chrome ladder radiator.

Externally, the front of the property is approached via a block paved Driveway with a pathway leading to the front door.



The Garden to the front has an area of lawn and profusely stocked flowerbed flanking the pathway with borders stocked with further shrubs, bushes and plants retained from the road by way of timber fencing.

To the side of the property there is a further lawned side Garden area accessed via the French doors from the Play Room, again with deep, maturely stocked borders enclosed with timber fencing and privet hedging.

To the rear there is a stone paved path and patio area running across the whole of the back of the house, accessed via the Lounge and Kitchen. Beyond this the Garden is laid to a triangular shaped area of lawn enclosed within deep, mature borders of shrubs, bushes and plants enclosed with timber fencing with climbing plants. The Garden enjoys a South facing aspect and enjoys the sun throughout the day.



Approx Gross Floor Area = 1153 Sq. Feet  
= 107.1 Sq. Metres

