



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Heathermount Broadheath, Altrincham, WA14 5ZP



£419,950

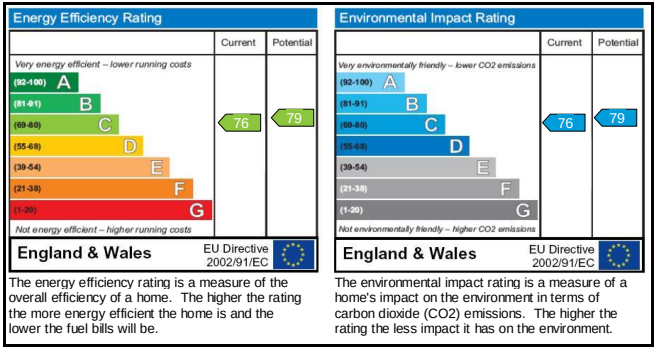
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energy efficiency

In line with Government Legislation, we are able to provide a an Energy Performance Certificate (EPC) rating (see below)



overview

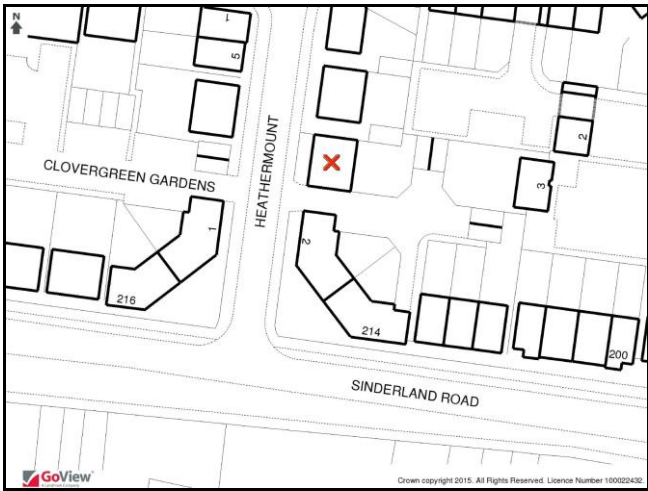
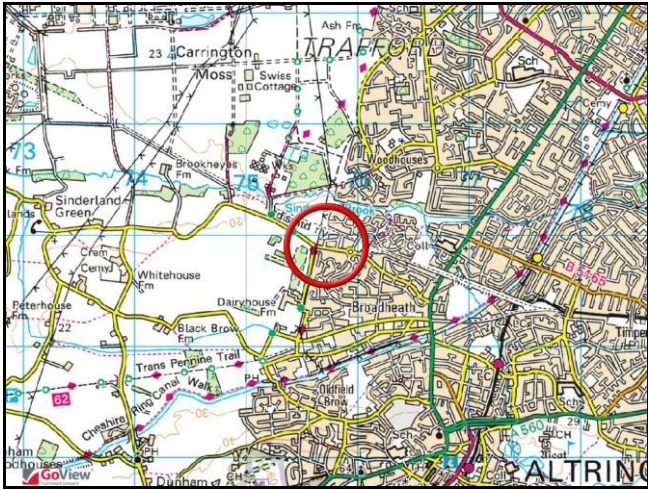
AN IMMACULATELY PRESENTED DETACHED FAMILY HOME ON THE POPULAR STAMFORD BROOK DEVELOPMENT AND OFFERED FOR SALE WITH NO CHAIN. 1264sqft.

Hall. WC. Lounge. Dining Room. Study. Breakfast Kitchen. Utility. Four Bedrooms. Two Baths/ Showers. Parking. Garage. Gardens.

CONTACT HALE 0161 941 6633

location

From our Watersons Sale Office, continue out of the one way system on School Road and take a sharp right onto Sibson Road. At the traffic lights, turn left onto Washway Road/ A56 and continue along for 1.7 miles. Eventually, turn right onto Stamford Brook Road and after 0.3 miles, at the roundabout, take the 1st exit onto Turnbull Road. After 0.4 miles, at the 2nd roundabout, take the 3rd exit onto Sinderland Road and after 0.23 miles, turn right onto Heathermount. The property will be found on the right hand side.



For further information or to arrange a viewing of this property please do not hesitate to contact our Sale Office on 0161 973 6688 or via sale@watersons.net

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

An immaculately presented, modern Detached family home with well balanced accommodation extending to approximately 1250 sqft and located on the popular Stamford Brook Development by Redrow Homes.

The particular location of the property renders it to be within a few minutes walk of the popular Waitrose Supermarket, in addition to the new family dining pub, Bramley Farm.

The property has been recently redecorated and carpeted throughout and is literally ready to move into with the minimum of fuss and provides Two Reception Rooms to the Ground Floor in addition to a fitted Study, Breakfast Kitchen and Utility Room and has Four good Bedrooms to the First Floor served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.

There are Garden areas to the front and rear as well as off street Parking and a Garage positioned to the rear of the property.

Comprising:

The Accommodation

Entrance door to Hall with modern wood laminate flooring and a staircase to the First Floor with cloaks cupboard beneath. Panelled doors give access to the Ground Floor Accommodation.

Ground Floor WC with a white suite and chrome fittings. Tiling to the floor.

Study with a window to the front and built in desking, drawers, filing drawers and shelving.

Lounge with a wide bay window to the front and with double doors leading through to the:

Dining Room, also with a wide bay window overlooking the rear Garden.

Doors from the Dining Room and the Hall lead to the Breakfast Kitchen with a window and door enjoying aspects of and giving access to the rear Garden. The Kitchen is fitted with a range of high gloss laminate fronted units with worktops over with an inset sink unit. Integrated stainless steel double oven, hob and extractor fan. Further built in fridge, freezer and dishwasher. Tiling to the floor.

Door to Utility Room with built in base and sink unit and integrated washing machine. Continuation of the tiled flooring.

First Floor Landing with doors to Four Bedrooms, the Family Bathroom and an airing cupboard housing the hot water cylinder.

Principal Bedroom One with a window to the front and built in wardrobes.

This Bedroom is served by the En Suite Shower Room with a window to the front and fitted with a white suite with chrome fittings, providing a shower cubicle with thermostatic shower, wash hand basin and WC. Part tiling to the walls. Laminate flooring.

Bedroom Two with a window to the rear.

Bedroom Three with a window to the front.

Bedroom Four with a window to the rear.

Family Bathroom fitted with a white suite with chrome fittings, providing a bath, wash hand basin and WC. Part tiling to the walls. Laminate flooring. Window to the rear.

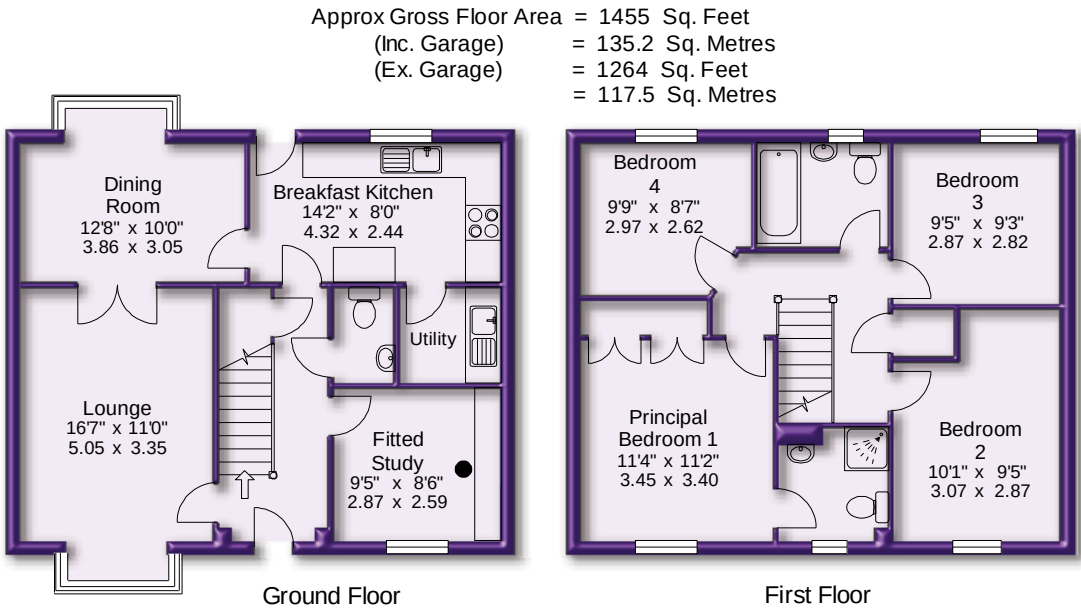
Outside

Externally, the property enjoys a stocked Garden frontage, retained within maturing hedging.

There is a Driveway to the side of the property to a Parking Area serving the immediate adjacent houses, within this area there is a Reserved Parking space for 4 Heathermount, in addition to a Single Garage being the left hand Garage, positioned to the left side of the Parking Area.

To the rear, there is a paved path and patio area returning across the back of the house, accessed via the Breakfast Kitchen. Beyond, the Garden is laid to lawn with stocked borders and enclosed with timber fencing and with maturing trees providing an attractive outlook.

Overall an immaculately presented property in a popular location, offered for sale with no chain.



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