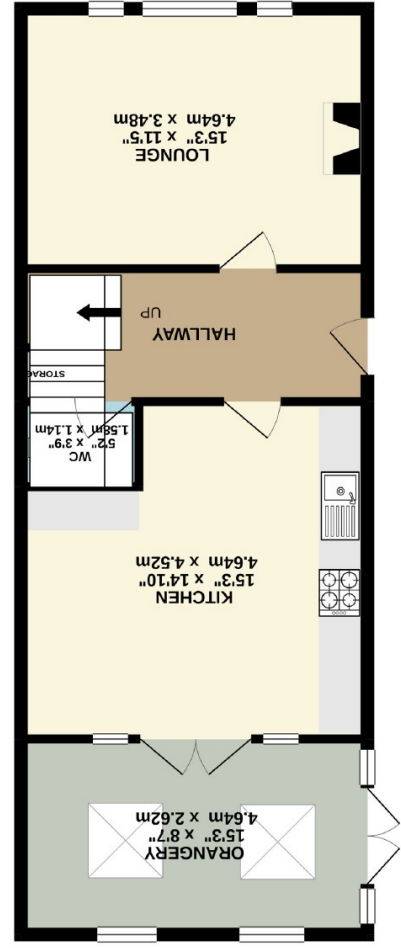
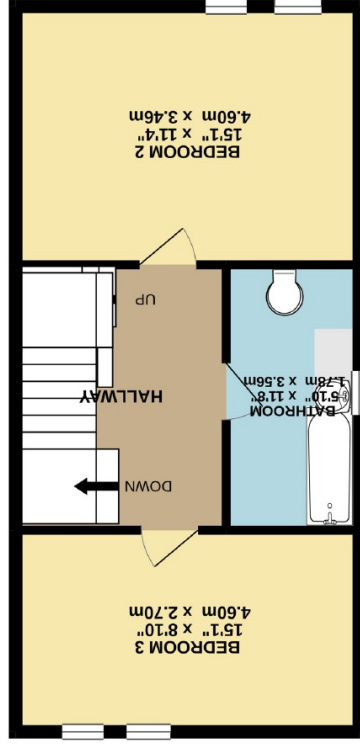


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

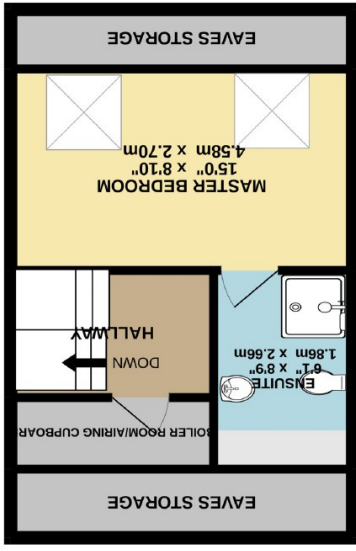
Visit every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1a Welman Way, Altrincham,
Cheshire WA15 8WE

Offers in the region of £390,000



The Property

CHARMING THREE DOUBLE BEDROOM FAMILY HOME IDEALLY LOCATED AND FINISHED TO THE HIGHEST OF STANDARDS! One of the largest sized properties on this small development, this property is close to key locations and services such as the ever-popular Hale village, Altrincham Metrolink and just across the road from Stamford Park and King George's Pond. Being situated within an excellent school catchment area this lovely family home offers great use of space, with numerous storage options. On the ground floor there is a spacious lounge, modern stylish kitchen with premium appliances and a well proportioned conservatory with heated hardwood flooring. The first floor comprises two great-sized double bedrooms and contemporary main

bathroom, whilst the second floor boasts a gorgeous master bedroom with generous en-suite. Externally to the rear the house offers a good-sized south-westerly facing private garden including a patio and recently laid astro-turf lawn with established shrubbery, whilst at the side there is a driveway

Locality

The property is situated on a highly desirable road close to the centre of Hale Village and still only minutes walk from Altrincham offering vibrant bars, café's, restaurants and shopping. Sitting within an excellent school catchment area containing leading institutions such as the Altrincham Grammar Schools

- Three Bed Two Bath Townhouse
- Highest Quality Finish Throughout
- Great location by Stamford Park
- Orangery Extension
- South Westerly Facing Garden
- Driveway Parking for Two Cars
- Fantastic School Catchments

Postcode - WA15 8WE

EPC Rating - C

Floor Area - 1250 sq ft

Local Authority - Trafford Council

Council Tax - Band E

