



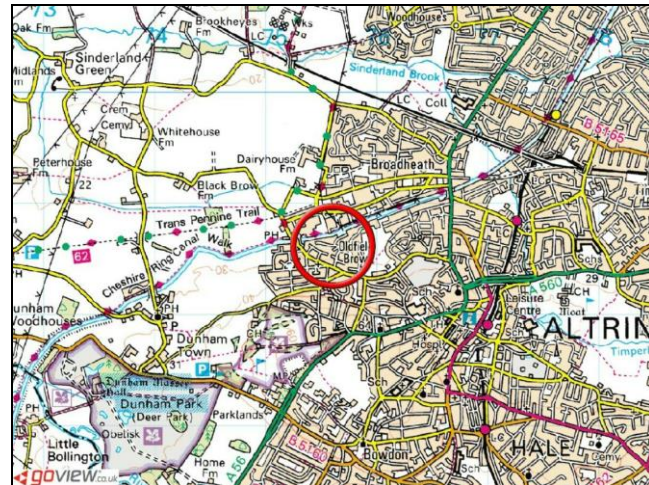
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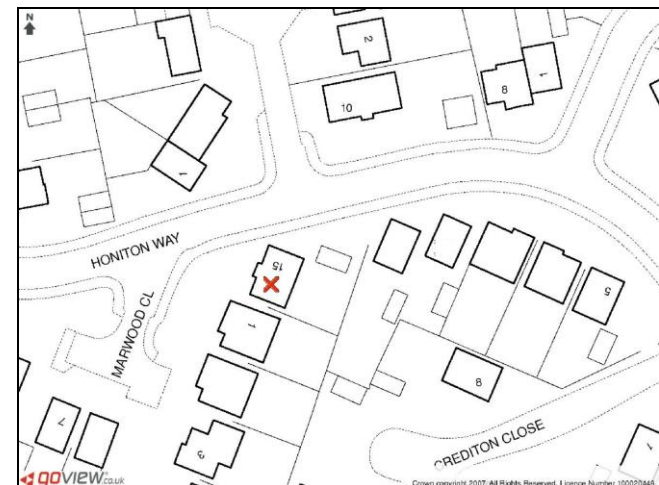
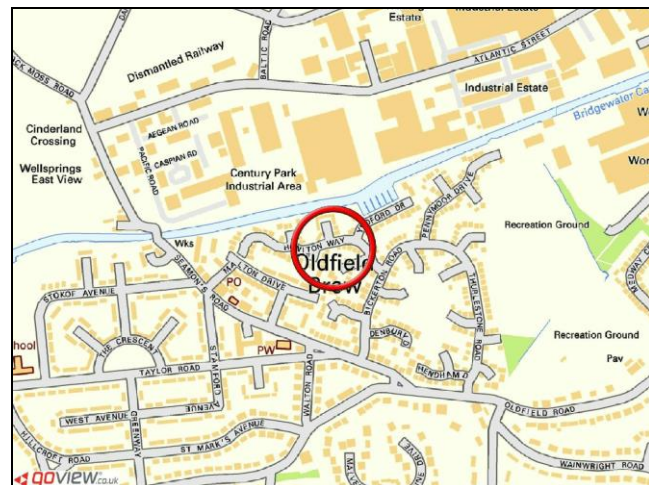


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. At the end of Barrington Road turn left on to the main A56 Manchester Road and take the second right turning at the Wheatsheaf Public House, opposite the George and Dragon Hotel, into Oldfield Road. Continue along Oldfield Road for some distance, over the mini roundabout, and take the next right turning into Thurlestone Road. Follow the road to the left and turn right in to Honiton Way. Continue along Honiton Way and the property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

15 Honiton Way Altrincham, Cheshire, WA14 4UW



A SUPERB VALUE DETACHED BUNGALOW, READY TO MOVE IN BUT WITH PLANNING TO EXTEND, LOCATED ON THIS POPULAR DEVELOPMENT. 709sqft.

Hall. Living/Dining Room. Kitchen. Two Bedrooms. Bathroom. Driveway. Garage. Gardens to three sides. No Chain

“ Offered for sale with no chain ”

Offers Over: £300,000

energy efficiency

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

Energy Efficiency Rating		Current	Potential
A (92-100)	Very energy efficient - lower running costs		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	84

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
A (10-100)	Very environmentally friendly - lower CO2 emissions		
B (61-99)			
C (33-60)			
D (17-32)			
E (9-16)			
F (1-8)	Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC	85

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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 genuinely unique opportunity to acquire this 'one off' Detached Bungalow, immaculately presented and ready to move into yet at the same time benefiting from planning permission to convert the Garage and connect to the house to create enlarged accommodation.



The property is located on this popular Development with canal side walks on the doorstep, close to the Trans Pennine Trail and with walking distance of Dunham Massey Park and Hall.

The accommodation is compact which makes it superb value for money for a Detached Bungalow in the area and is offered for sale with no chain.

Comprising:

Entrance door. Hall. Cloaks cupboard.

Lounge with patio doors giving access to enjoying aspects of the Garden. Adam style fireplace surround with living flame fire.

Kitchen, Open Plan in design to the Hall, fitted with a range of white high gloss fronted units with built in oven, hob, extractor fan, fridge and freezer. Plumbing for a washing machine. Window overlooking the front Garden. LED lighting.

Bedroom One is a Double Room overlooking the Garden,

Bedroom Two is a Single Room also overlooking the Garden.

The Bedrooms are served by the Bathroom, fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Window to the front. Part Tiling walls. LED lighting.

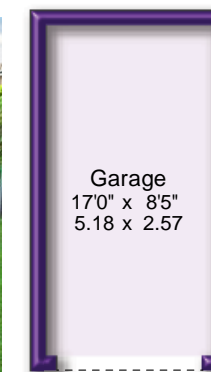
Externally, to the side of the property a Driveway gives access to the Detached Single Garage, and there is planning permission to convert the Garage and extend to the house to create a relocated Dining Kitchen that would overlook the Garden.

The property owns a further grassy area of land to the left of the Garage, upon which there are currently tall mature laurel bushes, and it is likely that an incoming purchaser could excavate this area to create additional vehicle hardstanding.

The property enjoys a deep lawned Garden frontage.

The Garden to the rear has a block paved path and patio area adjacent to the back of the house. Beyond, the Garden is laid to lawn with stocked borders and timber fence enclosure.

The Garden enjoys a side South facing sunny aspect.



Approx Gross Floor Area = 709 Sq. Feet
(inc. Garage) = 65.8 Sq. Metres

Approx Gross Floor Area = 565 Sq. Feet
(exc. Garage) = 52.4 Sq. Metres

