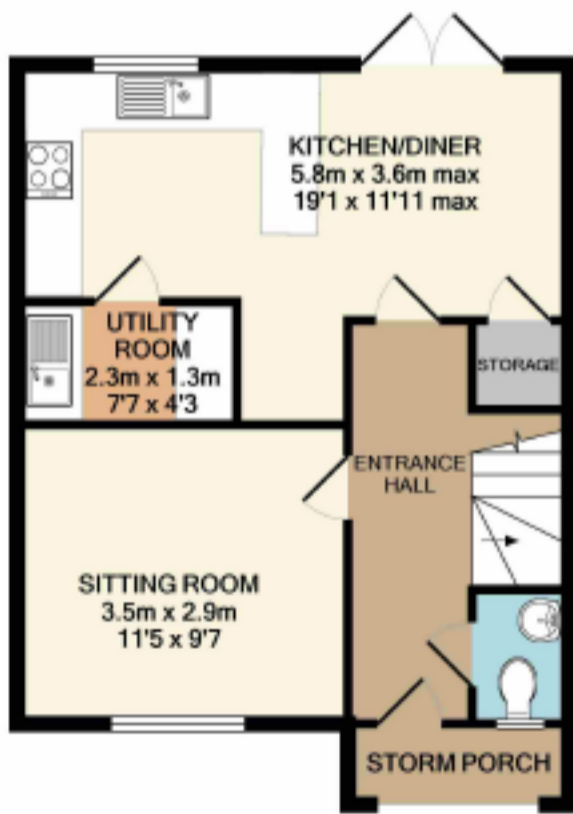


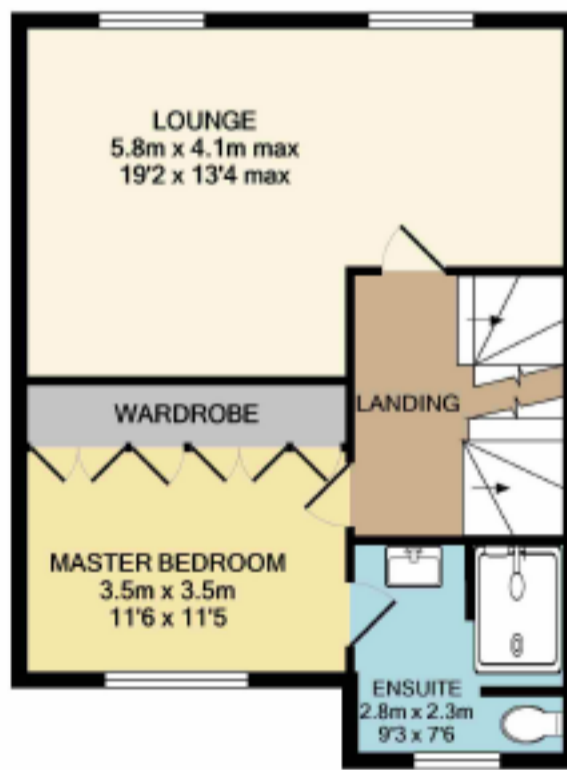


37 WELMAN WAY, ALTRINCHAM,
CHESHIRE, WA15 8WE

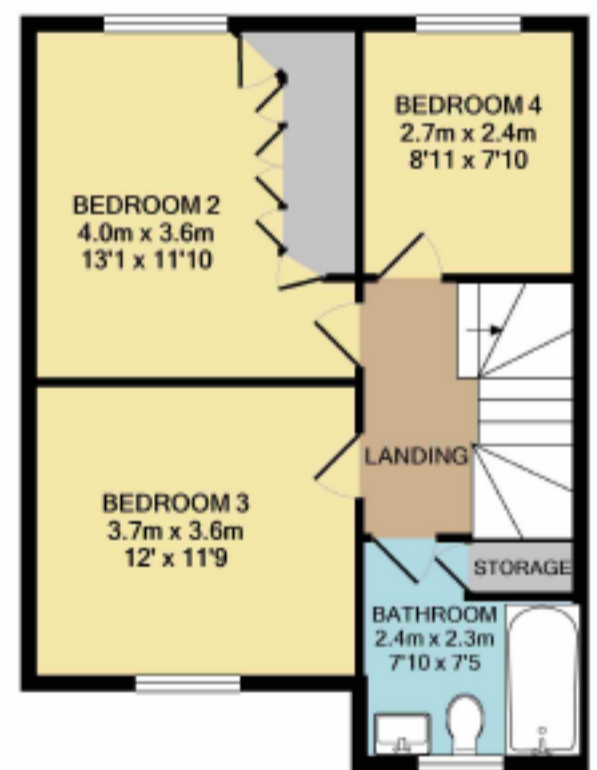
John N
Hilditch & Co



GROUND FLOOR
APPROX. FLOOR
AREA 42.4 SQ.M.
(457 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 42.4 SQ.M.
(457 SQ.FT.)
TOTAL APPROX. FLOOR AREA 127.3 SQ.M. (1370 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 42.4 SQ.M.
(457 SQ.FT.)

FLOOR PLANS

Not to Scale. For Illustration purposes only.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This 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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162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Fax: 0161 929 6333

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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



37 WELMAN WAY ALTRINCHAM



A beautifully presented and meticulously finished, modern townhouse offering spacious accommodation spread over three floors within easy access of Altrincham on this ever popular development.

This family home is one of the larger townhouses on the development and enjoys well laid out accommodation which in brief comprises storm porch, entrance hall, downstairs wc, sitting room, superb open plan kitchen dining room with access to the rear garden, utility room and additional storage cupboard. To the first floor in a good size living room in addition to the master bedroom with contemporary ensuite with underfloor heating. Completing the accommodation on the second floor are three further bedrooms and a family bathroom with underfloor heating.

Externally there is off road parking for two cars to the front and to the rear is an enclosed garden with patio leading from the kitchen dining room and artificial laid lawn beyond. At the head of the garden is a summer house with electric mains supply.

This development has been popular since its construction in the early part of the century. The area generally is well served by amenities, being within walking distance of both Hale and Altrincham and within catchment of the areas well regarded schools. Altrincham's busy market town with its Metro system lies within ten minutes walk as does Hale with its range of fashionable shops and services. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

In conclusion this excellently proportioned property approaching 1400 sq.ft is well presented to a light, tasteful contemporary theme and has benefitted from a new boiler installed in 2018 including Nest heating which can be controlled remotely by phone whilst the house was redecorated throughout in April 2019.

DIRECTIONS

From the centre of Altrincham proceed along Moss Lane in the direction of Hale, turning left onto Welman Way. Continue along Welman Way and the property will be found on the left hand side by our for sale board.



GROUND FLOOR

STORM PORCH
ENTRANCE HALL
DOWNSTAIRS WC
UTILITY ROOM 7'7" x 4'3" (2.3 x 1.3)
KITCHEN/DINER 19'1" x 11'11" max (5.8 x 3.6) max
SITTING ROOM 11'5" x 9'7" (3.5 x 2.9)

FIRST FLOOR & LANDING

MASTER BEDROOM 11'6" x 11'5" (3.5 x 3.5)
EN-SUITE 9'3" x 7'6" (2.8 x 2.3)
LOUNGE 19'2" x 13'4" max (5.8 x 4.1) max



SECOND FLOOR & LANDING

BEDROOM TWO 13'1" x 11'10" (4 x 3.6)
BEDROOM THREE 12'0" x 11'9" (3.7 x 3.6)
BEDROOM FOUR 8'11" x 7'10" (2.7 x 2.4)
BATHROOM 7'10" x 7'5" (2.4 x 2.3)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council . Council Tax Band "

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.

