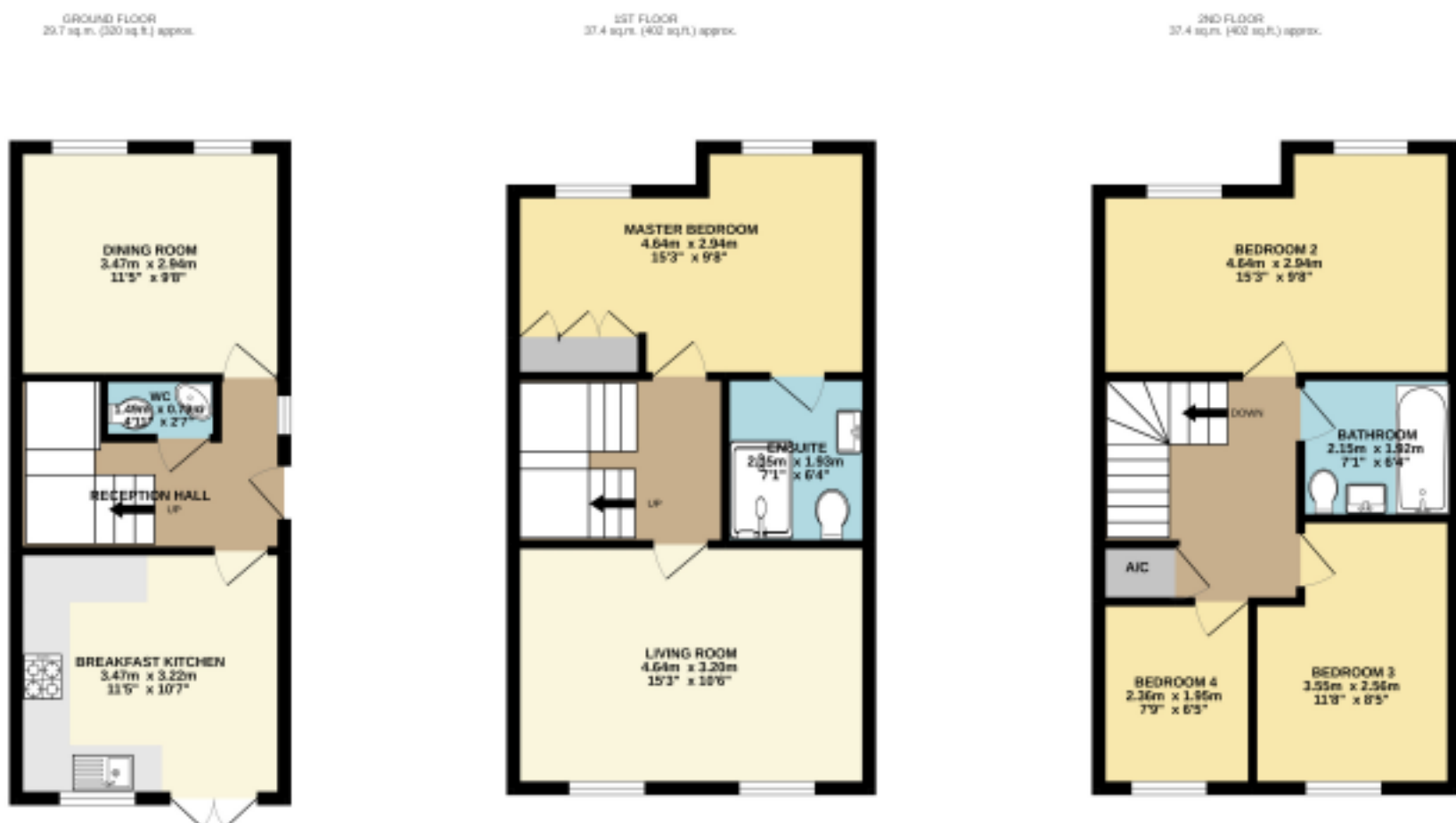




19 WELMAN WAY, ALTRINCHAM,  
CHESHIRE, WA15 8WE

John N  
*Hilditch & Co*



**FLOOR PLANS**

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 104.5 sq.m. (1125 sq.ft.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans 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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19 WELMAN WAY  
ALTRINCHAM



Sitting in a highly popular development constructed by Redrow Homes approximately twenty years ago, this house offers fabulous accommodation spread over three floors and sits in a development which is highly popular with owner occupiers and landlords.

Briefly the accommodation which is laid out over three levels comprises a well proportioned reception hall with downstairs wc, a generous dining room and well fitted breakfast kitchen opening out onto the rear garden.

At first floor level is a master bedroom with en-suite, a large living room and then a staircase to the second floor level where bedrooms two, three and four are complemented by a well proportioned family bathroom. There are parking facilities and well proportioned gardens to the rear.

Welman Way is handily located for access to Altrincham's busy market town centre and is within five to ten minutes walk of the Metro Station. Hale's fashionable village lies within fifteen to twenty minutes walk and the urban motorway network and International Airport are within ten to fifteen minutes drive.

**DIRECTIONS**

From the Altrincham football ground proceed along Moss Lane in the direction of Altrincham. At the first mini roundabout turn right onto Welman Way and the property will be found on the left.

**GROUND FLOOR**

**RECEPTION HALL**

WC 4'11" x 2'7" (1.49 x 0.79)  
BREAKFAST KITCHEN 11'5" x 10'7" (3.47 x 3.22)  
DINING ROOM 11'5" x 9'8" (3.47 x 2.94)

**FIRST FLOOR & LANDING**

LIVING ROOM 15'3" x 10'6" (4.64 x 3.20)  
MASTER BEDROOM 15'3" x 9'8" (4.64 x 2.94)  
EN-SUITE 7'1" x 6'4" (2.15 x 1.93)

**SECOND FLOOR & LANDING**

BEDROOM TWO 15'3" x 9'8" (4.64 x 2.94)  
BEDROOM THREE 11'8" x 8'5" (3.55 x 2.56)  
BEDROOM FOUR 7'9" x 6'5" (2.36 x 1.95)  
BATHROOM 7'1" x 6'4" (2.15 x 1.92)



**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.  
N.B.

The appliances at this property have not been tested by ourselves.



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
92-100	A		84
81-91	B		
69-80	C		
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		
Less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			