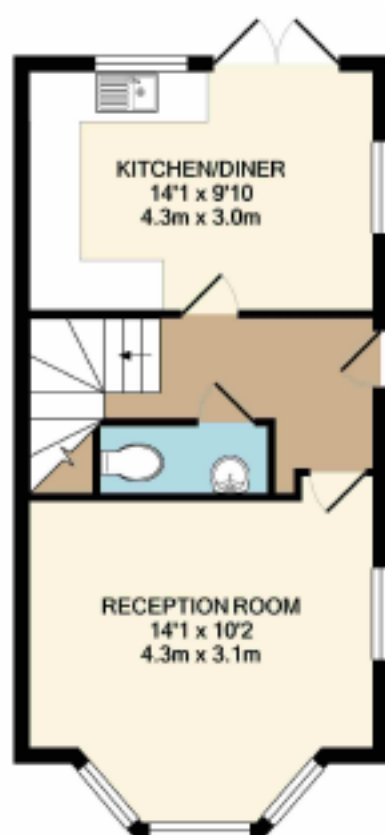


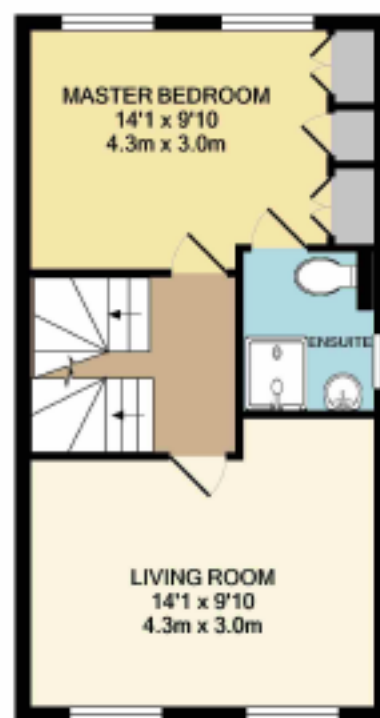


30 WELMAN WAY, ALTRINCHAM,  
CHESHIRE, WA15 8WD

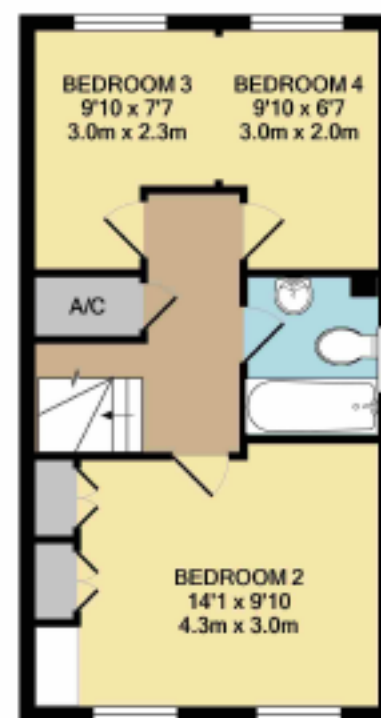
John N  
*Hilditch & Co*



GROUND FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 383 SQ.FT.  
(35.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 384 SQ.FT.  
(35.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1175 SQ.FT. (109.1 SQ.M.)

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.  
Made with Metropix 16/2021

#### FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: [www.jhilditch.com](http://www.jhilditch.com)

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(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.





30 WELMAN WAY  
ALTRINCHAM



Set in a highly popular development within walking distance of Altrincham and Hale, this house offers well planned accommodation which has been remodelled by our client to form an excellent family home spread over three floors.

Briefly the accommodation comprises a welcoming entrance hallway with downstairs cloakroom, to the front of the property is a bay fronted lounge and to the rear is a well proportioned kitchen/diner opening onto the gardens beyond.

At first floor level is a master bedroom with en-suite and a further well proportioned living room, and at second floor level is a second double bedroom and bedrooms three and four which have for the purposes of our client been combined into one bedroom, but could easily be returned to its original four bed roomed layout.

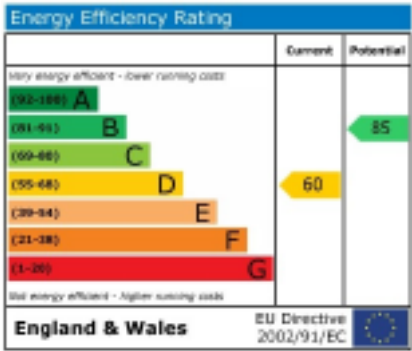
Externally are ample car parking facilities, a garage and neatly well presented gardens to the rear with additional car parking created to the front of the property.

Of particular note to purchasers will be the light contemporary décor and smart presentation throughout.

Welman Way is characterised by a mixture of three and four bed roomed townhouses, and this property was one of the larger of the townhouse style. The area generally has been well maintained and the convenience will surely appeal being within walking distance of Altrincham and its busy market town centre and Metro service into Manchester. Hale's fashionable village is within five minutes drive with its range of shops and services, the urban motorway network and International Airport are also close at hand.

DIRECTIONS

From the centre of Hale proceed up Westgate which joins Broomfield Lane, crossing over Hale Road into Queens Road. Continue to the bottom of Queens Road turning left onto Moss Lane, at the first mini roundabout turn right into Welman Way, follow the development around to the right hand side where the property will be found on the right.



**GROUND FLOOR**  
RECEPTION ROOM 14'1" x 10'2" (4.3 x 3.1)  
WC  
KITCHEN/DINER 14'1" x 9'10" (4.3 x 3)

**FIRST FLOOR & LANDING**  
MASTER BEDROOM 14'1" x 9'10" (4.3 x 3)  
EN-SUITE  
LIVING ROOM 14'1" x 9'10" (4.3 x 3)

**SECOND FLOOR & LANDING**  
BEDROOM TWO 14'1" x 9'10" (4.3 x 3)  
BEDROOM THREE 9'10" x 7'7" (3 x 2.3)  
BEDROOM FOUR 9'10" x 6'7" (3 x 2)  
BATHROOM

**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.

