



3 Widgeon Road, Altrincham, WA14

FOR SALE

A well presented, semi detached home in a popular residential location, close to local amenities and transport links.

The property is well maintained throughout and briefly comprises a spacious lounge with patio doors opening onto a bright conservatory, a fitted kitchen to the front of the property, two bedrooms and a family bathroom.

There is a driveway and a lawned garden to the front of the property and an enclosed garden to the rear.

GUIDE PRICE: £259,000

LOCATION

This property is about two miles out of Altrincham Town Centre, is close to Altrincham Retail Park and surrounding amenities. The M6, M56 and M60 are all a short distance from Altrincham. The area is popular among young families as Trafford is renowned for its excellent education facilities.

PARKING

The property has a driveway to the front of the property.

ACCOMMODATION

LOUNGE/DINER	4.72m X 3.56m (15'6 X 11'8)
KITCHEN	2.51m X 2.0m (8'3 X 6'7)
CONSERVATORY	3.05m X 2.62m (10 X 8'7)
BEDROOM 1	3.45m X 2.51m (11'4 X 8'3)
BEDROOM 2	2.67m X 1.68m (8'9 X 5'6)
BATHROOM	1.68m X 1.78m (5'6 X 5'10)

GUIDE PRICE

£259,000

POSSESSION

The property is currently subject to a residential tenancy, but notice has been served. It is intended that the property will be sold with vacant possession.

LAND REGISTRY TITLE

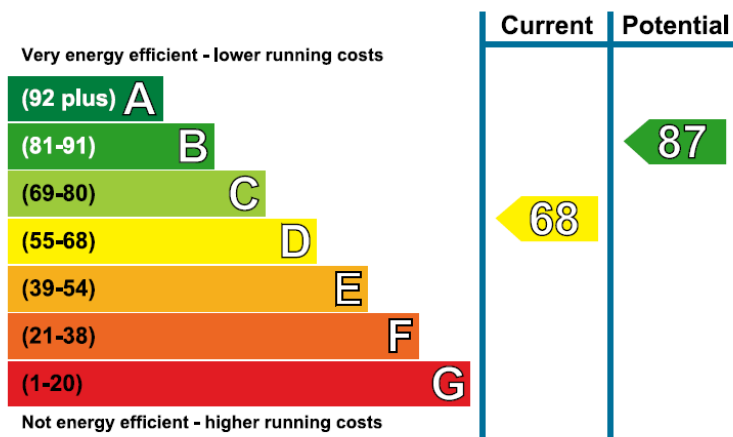
The site has Land Registry Title GM405850. Title is understood to be freehold.

LOCAL AUTHORITY:

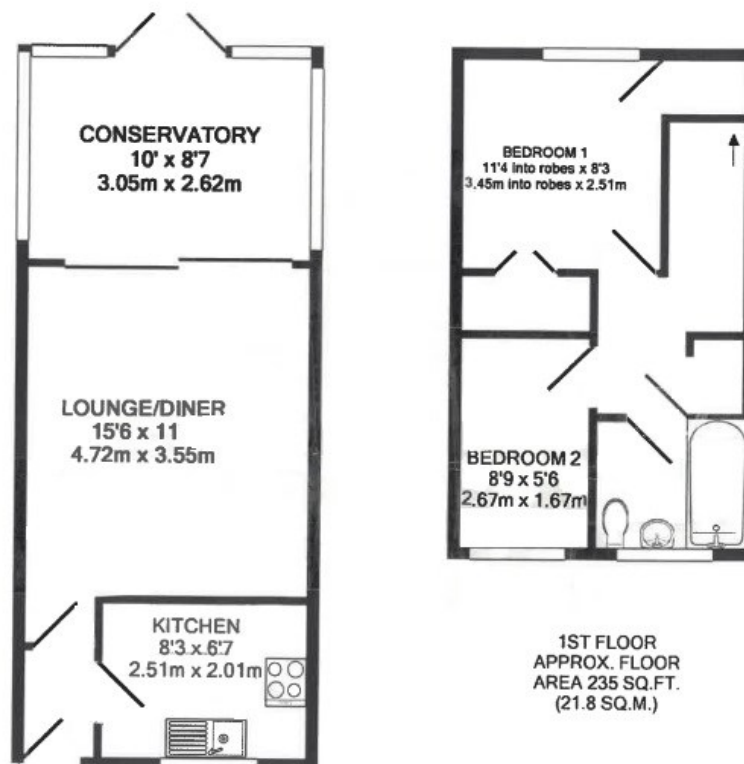
Trafford Council

COUNCIL TAX

Council Tax band B



FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only

VIEWINGS

Internal viewings of the property is by appointment with the selling agents only.

Viewings may be delayed whilst the property is occupied.

Please call the team on 0161 941 4228 to arrange a viewing.

DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. We recommend that intending buyers inspect the property themselves.

A director of Oakwood Valuation Surveyors Ltd is also a director of the vendor company

ANTI MONEY LAUNDERING

In accordance with legal requirements, prospective buyers will be required to provide proof of ID and address before any offer can be reported to solicitors.

Please call our office on 0161 941 4228 to register your details or for any further enquiries.