



*jordan fishwick*

ALTRINCHAM  
Carlton Court

# Carlton Court, Altrincham, WA15 8RP

Asking Price £1,100,000



## The Property

Spacious Four double bedroom family home nestled away in a quiet cul-de-sac within striking distance of Hale with a South facing rear garden.

The property has been very well maintained and offers excellent room proportions boasting over 2200Sqft.

In brief the property comprises: Enclosed porch, entrance hall with adjoining WC and cloakroom, superb sized family living room, dining area with French doors leading to the landscaped South facing garden and patio area. Onwards to a connected snug/children's playroom. A breakfast kitchen with views over the garden and adjacent utility room complete the ground floor.

To the first floor, we have four double bedrooms with fitted wardrobes, master bedroom with a stylish four piece en-suite. A further modern shower room with separate WC complement the first floor.

Externally, there are well maintained gardens to the front and rear, ample driveway parking and a double garage. A property not to miss.

## Directions

WA15 8RP



- Four Double Bedroom Detached Family Home
- Large Sweeping Driveway and Garage
- Sought After Hale Location
- Excellent School Catchments
- Situated on a Quiet Cul-de-sac
- Enclosed South West Facing Rear Garden
- Two Bathrooms
- Three Reception Rooms
- Freehold
- No Onward Chain

Postcode - WA15 8RP

EPC Rating - D

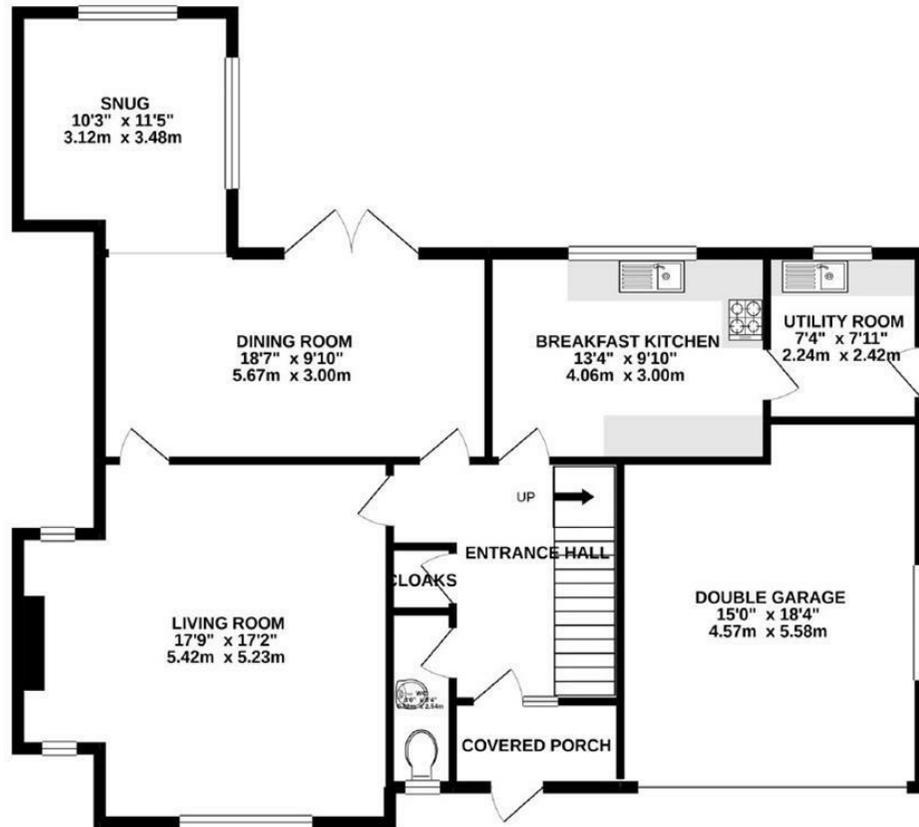
Floor Area - 2221.00 sq ft

Local Authority - Trafford Council

Council Tax - G



**GROUND FLOOR**  
1206 sq.ft. (112.0 sq.m.) approx.



**1ST FLOOR**  
1015 sq.ft. (94.3 sq.m.) approx.



**TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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