



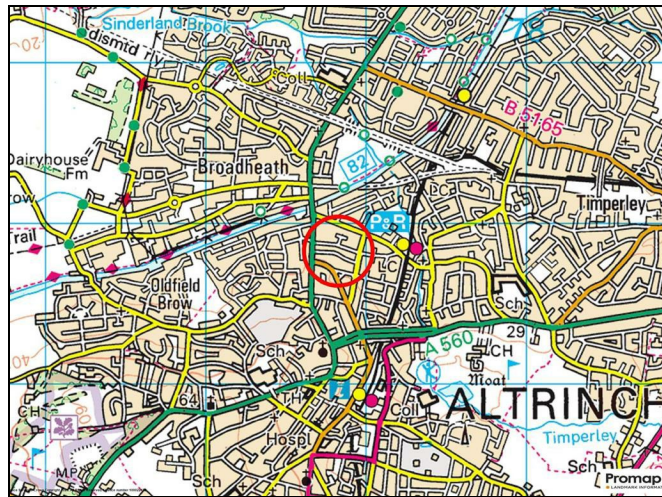
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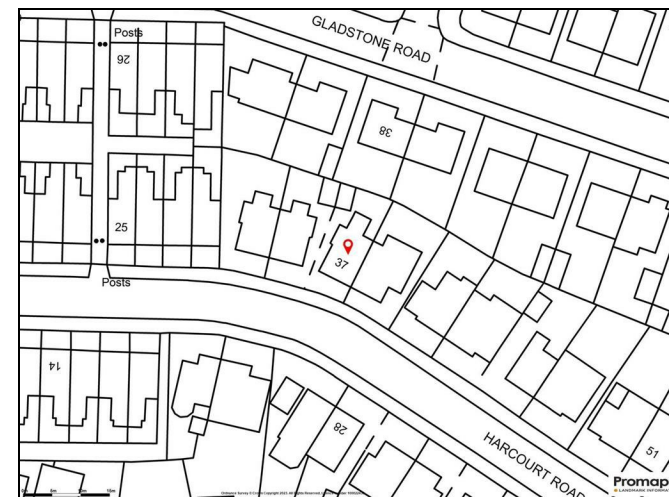
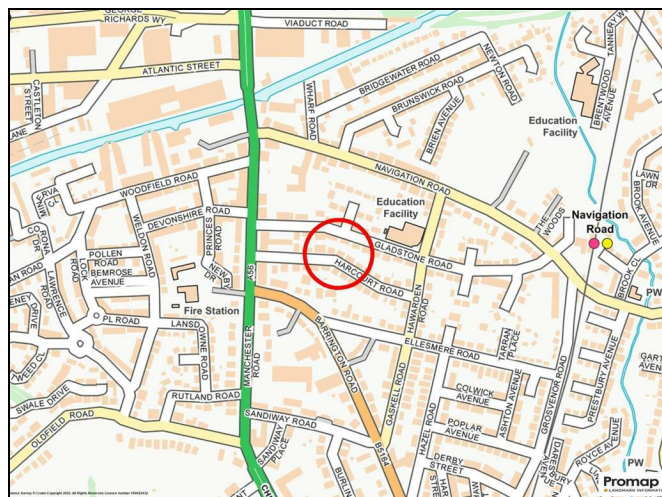


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre pass the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the second right into Gaskell Road, then take the second left into Harcourt Road. The property will be found on the right left side.



# energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 37 Harcourt Road Altrincham, WA14 1NR



**A WELL PRESENTED, BAY FRONTED PERIOD SEMI DETACHED FAMILY HOME WALKING DISTANCE TO LOCAL SCHOOLS, METROLINK, ALTRINCHAM TOWN CENTRE WITH ALL IT'S AMENITIES AND THE POPULAR MARKET QUARTER. 1194sqft.**

**Hall. WC. Lounge. Family Room. Dining Room. Kitchen. Three Double Bedrooms. Bathroom. Shared Driveway. Garage. Gardens.**

**£465,000**



# in detail



A well proportioned, bay fronted, period Semi Detached family home, ideally positioned for Navigation Road School and Metrolink as well as being close to Altrincham Town Centre and all its amenities.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 1194 sq ft providing a Hall, WC, Lounge, Family Room, Dining Room and Kitchen to the Ground Floor and Three Double Bedrooms and a Family Bathroom to the First Floor.



Externally, to the front there is a Driveway providing off road Parking which returns in front of a detached Garage and an enclosed paved Garden to the rear with stocked borders.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation. Opaque window to the front elevation. Built in meter cupboard.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque window to the side elevation.

Lounge with bay window to the front elevation. There is an attractive fireplace feature and built in cupboards and display shelves to either side of the chimney breast recess. Coved ceiling.

Family Room with window and door overlooking and providing access to the gardens to the rear.

Dining Room with window to the rear. There is a wall mounted gas central heating boiler housed within a cupboard and additional built in storage to the chimney breast recess.

Kitchen with inset Velux window and an additional window to the rear elevation. The Kitchen is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, microwave oven, five ring gas hob with extractor fan over, fridge, wine fridge, dishwasher and washing machine. A door provides access to the gardens.

To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. Opaque window to the side elevation. Loft access point with pull down ladder.

Bedroom One with window to the rear elevation.

Bedroom Two with bay window to the front elevation.

Bedroom Three with windows to the rear elevation.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls. Opaque window to the front elevation.

Externally, there is a paved Driveway providing off road Parking which returns in front of a Detached Single Garage.



To the rear, there is a walled Courtyard Garden, paved in its entirety with well stocked borders, with a variety of plants shrubs and trees.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1194 Sq. Feet  
= 110.9 Sq. Metres

