



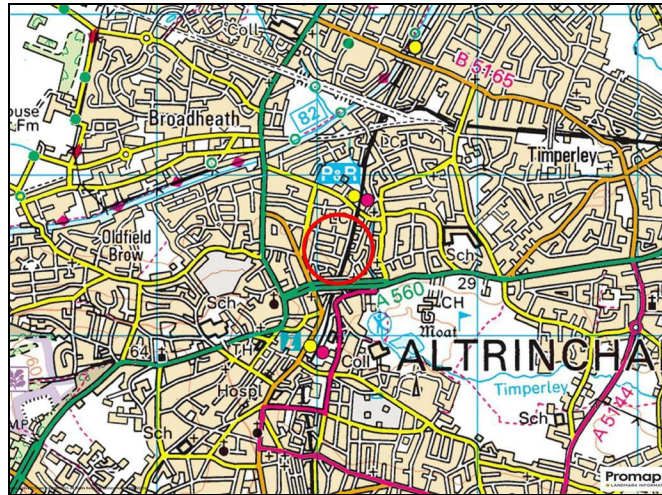
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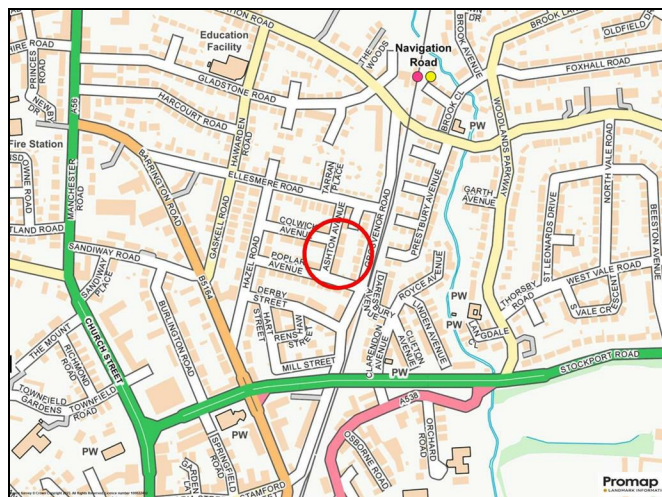


INDEPENDENT ESTATE AGENTS

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. Proceed through the town centre past the railway station, and at the main set of traffic lights proceed straight across into Barrington Road. Take the first right turning into Hazel Road and the second right turning into Poplar Avenue. Continue along and take the first left turning into Ashton Avenue, where the property will be found on the right hand 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 ₂) Rating | |
|---|--|-------------------------|-----------|---|--|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | | 82 | (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 ₂ 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 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.



INDEPENDENT ESTATE AGENTS

10 Ashton Avenue Altrincham, WA14 1LG



A WELL PRESENTED, PERIOD TERRACED PROPERTY LOCATED IN THIS POPULAR AREA CLOSE TO ALTRINCHAM TOWN CENTRE, EXCELLENT SCHOOLS AND THE METROLINK. 1123SQFT.

Porch. Hall. Lounge. Dining Room. Kitchen. Three Double Bedrooms. Bathroom. Garden. Permit Parking.

£475,000

in detail



An attractive bay fronted Period Terraced property located in this popular neighbourhood close to excellent schools, Altrincham Town Centre its amenities facilities, the popular Market Quarter and the Metrolink Stations at both Altrincham and Navigation Road.

The well presented property is arranged over Three Floors with the accommodation extending to some 1223 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Three Double Bedrooms served by a Family Bathroom over the Two



Externally, there is an on street Residents Permit Parking Scheme in place and to the rear a lawned Garden with patio areas.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Coved ceiling. Doors provide access to the Ground Floor Living Accommodation.

Lounge with uPVC bay window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature with tiled hearth. Built in display shelving and cupboards to either side of the chimney breast recesses. Coved ceiling.

Dining Room with uPVC window enjoying views over the gardens to the rear. Access to useful under stairs storage. Additional cupboard with space and plumbing for a washing machine.



Kitchen fitted with an extensive range of base and eye level units with worktops over inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a fridge, freezer, dishwasher and drinks fridge. There is space for a Range cooker. Wall mounted gas central heating boiler housed within the units. UPVC window to the side elevation and French doors overlook and provide access to the gardens to the rear.

To the First Floor Landing there is access to Two Double Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor.

Bedroom One with two uPVC windows to the front elevation.

Bedroom Two with two uPVC windows to side and rear elevations. Decorative radiator cover.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Built in storage cupboard with shelving. uPVC window to the rear elevation. Tiling to the walls and floor.

To the Second Floor is Bedroom Three which is a Third Double Bedroom located under the eaves of the property with attractive sloping ceilings, inset into which are two Velux windows and an additional window to the rear elevation. Access to useful roof void storage.

Externally, there is Residents on street Permit Parking scheme in place and a gravelled Garden frontage with stocked border.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the kitchen. Beyond, the Garden is laid to lawn with stocked borders and enclosed within timber fencing. A gate provides access to a right of way. Timber Shed.

- Freehold
- Council Tax Band C

