



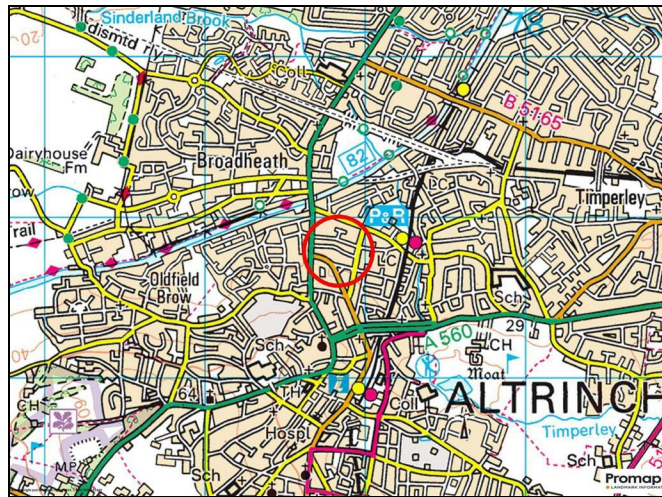
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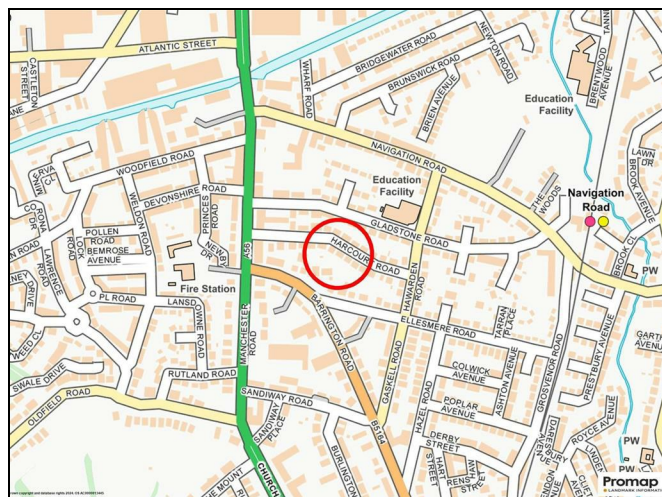


INDEPENDENT ESTATE AGENTS

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 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	68

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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

30 Harcourt Road Altrincham, WA14 1NR



A WELL PROPORTIONED, TRADITIONAL BAY FRONTED SEMI DETACHED FAMILY HOME WITH SUNNY ASPECT GARDENS WALKING DISTANCE TO LOCAL SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 1102SQFT.

Porch. Hall. WC. Lounge. Family Room. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Gardens.

£472,000

in detail



A traditional bay fronted Semi Detached family home ready to move into but offering potential to update to your own specifications, located in this popular neighbourhood, walking distance to excellent local schools, the Metrolink, Altrincham Town Centre, its amenities and the popular Market Quarter.

The well proportioned property is arranged over Two Floors with the accommodation extending to some 1102 square feet providing an Enclosed Porch, Entrance Hall, WC, Lounge, Family Room and Dining Kitchen to the Ground Floor and Three good sized Bedrooms served by a Bathroom to the First Floor.



The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls. Opaque uPVC double glazed window to the front elevation. Wall mounted gas central heating boiler housed within a unit.

Externally, there is a paved Driveway providing off road Parking.

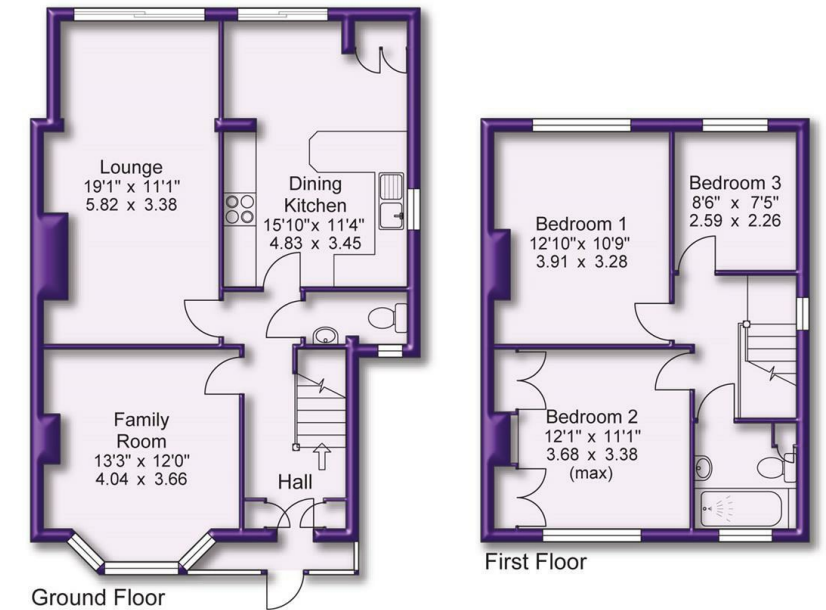


To the rear, there is a paved patio area adjacent to the back of the house, accessed via the sliding patio doors from the Lounge and Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders.

The Garden is South West facing, therefore enjoy a sunny aspect.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1102 Sq. Feet
= 102.5 Sq. Metres



Externally, there is a paved Driveway providing off road Parking and to the rear a good sized, lawned Garden enjoying a sunny aspect.

Comprising:

Enclosed Porch with doors and windows to the front and side elevations.

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Picture rail surround.

Ground Floor WC fitted with a white suite providing a wash hand basin and WC. Double glazed uPVC opaque window to the front elevation. Tiling to the walls.

Family Room with wide bay and uPVC double glazed windows to the front elevation. Picture rail surround.

Extended Lounge with sliding patio doors overlooking and providing access to the gardens to the rear. To the chimney breast there is a fireplace feature with marble hearth and wood surround. Coved ceiling.

Dining Kitchen with uPVC double glazed window to the side elevation and sliding uPVC patio doors overlook and provide access to the gardens to the rear. Ample space for a table and chairs.

The Kitchen Area is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a double oven, four ring gas hob with extractor fan over and there is space for additional kitchen appliances.

To the First Floor Landing there is access to Three good sized Bedrooms and a Family Bathroom. Double glazed uPVC opaque window to the side elevation. Picture rail surround. Loft access point.

Bedroom One with uPVC double glazed window enjoying views over the gardens. Dado rail surround.

Bedroom Two with uPVC double glazed window to the front elevation. Built in wardrobes and cupboards along one wall provide excellent storage.

Bedroom Three is a Third Double with uPVC double glazed window to the rear elevation. Picture rail surround.

