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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 213 Manchester Road

West Timperley, Altrincham, Cheshire, WA14 5NU



£400,000









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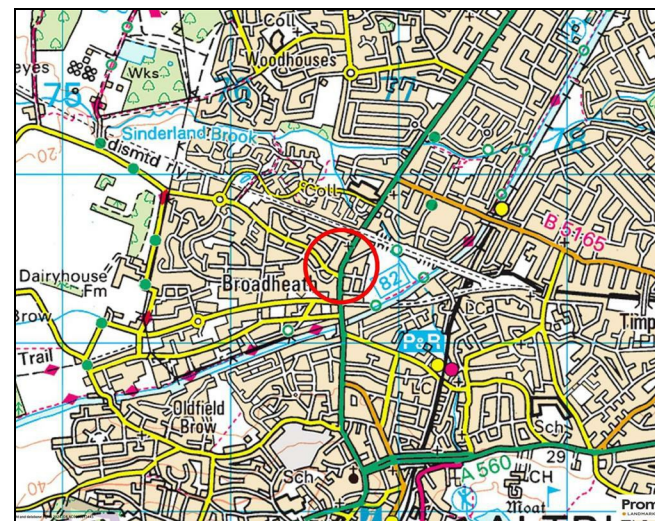
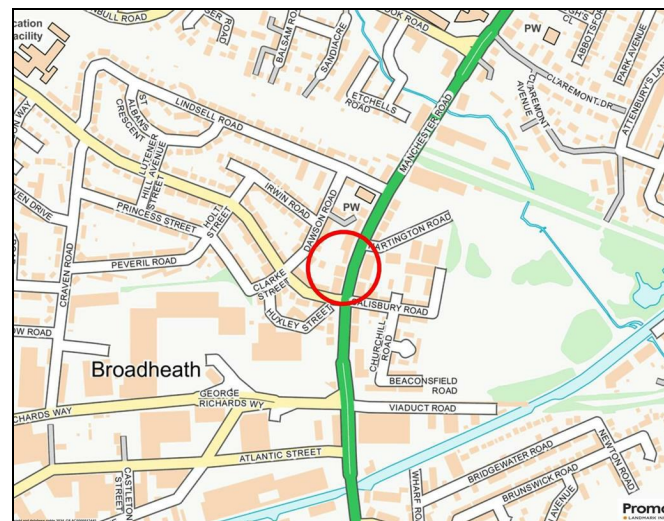
INDEPENDENT ESTATE AGENTS



## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A		(82-91) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(19-34) E	
(21-38) F		(11-18) F	
(1-20) G		(1-10) 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



# Overview

A SUPERBLY PROPORTIONED VICTORIAN TERRACED PROPERTY BENEFITTING FROM OFF ROAD PARKING, LARGE GARAGE AND SUNNY ASPECT GARDEN CLOSE TO ALTRINCHAM TOWN CENTRE. 1656 SQFT

Hall. Living and Dining Room. Kitchen. Utility. GFWC. Three Bedrooms. Shower Room. Cellar Chamber. Driveway. Garage. Garden.



**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.



# in detail

A superbly proportioned, bay fronted Victorian Terraced property ideally located for local schools, Altrincham Retail Park, Navigation Road Metro, Altrincham Town Centre with its amenities and the popular Market Quarter.

The well presented property offers extensive and versatile accommodation arranged over Three Floors extending to some 1656 sq ft providing a Hall, Living and Dining Room and Kitchen, in addition to a Utility and WC to the Ground Floor and there are Three good size Bedrooms served by a Family Shower Room to the First Floor.

To the Lower Ground Floor are the Cellars which are unconverted but used as an Occasional Bedroom, being plaster boarded and carpeted.

Externally, there is the rare and valuable feature of off road Parking returning in front of a Detached Garage, in addition to a paved patio area enjoying a West facing aspect.

Comprising:

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

Living and Dining Room is a dual reception room with clearly defined areas. To the Living Area there is a square uPVC double glazed bay window to the front elevation.

To the Dining Area there is uPVC double glazed window to the rear elevation.

Kitchen fitted with an extensive range of white high gloss base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated dishwasher. There is ample space for additional kitchen appliances. Wall mounted gas central heating boiler housed within a unit. Two uPVC double glazed windows to the side elevation. Tiled floor.

Utility Room with space and plumbing for a washing machine and dryer. Double glazed uPVC door and window overlook and provide access to the gardens and parking to the rear. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Double glazed uPVC window to the rear elevation. Tiled floor.

To the Lower Ground Floor are the Cellars which are unconverted but used as an Occasional Bedroom with plaster boarded walls and carpet. There is an opportunity for an incoming purchaser to convert into additional living accommodation, subject to the necessary consents.

To the First Floor Landing there is access to Three excellent Bedrooms and a Family Shower Room. Loft access point.

Bedroom One with two uPVC double glazed windows to the front elevation. There is a range of built in bedroom furniture including wardrobes, drawers and dressing table providing excellent hanging and storage space.

Bedroom Two with uPVC double glazed window to the rear elevation. Built in wardrobe providing excellent hanging and storage.

Bedroom Three with uPVC double glazed window to the rear elevation.

The Bedrooms are served by a Family Shower Room fitted with a contemporary white suite and chrome fittings, providing a walk in wet room style shower with glazed screen, wash hand basin with built in storage below and WC. Double glazed uPVC opaque window to the side elevation. Tiling to the walls.

Externally, there is a low maintenance paved Garden frontage.

To the rear, there is the rare and valuable feature of a paved Driveway, returning in front of a large Detached Garage.

A patio area is adjacent to the back of the house, accessed via the doors from the Utility Room and enclosed within timber fencing.

The Gardens are West facing and therefore enjoy a sunny aspect.

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 1656 Sq. Feet  
 (Including Garage) = 153.8 Sq. Metres  
 Approx Gross Floor Area = 1337 Sq. Feet  
 (Excluding Garage) = 124.2 Sq. Metres

