



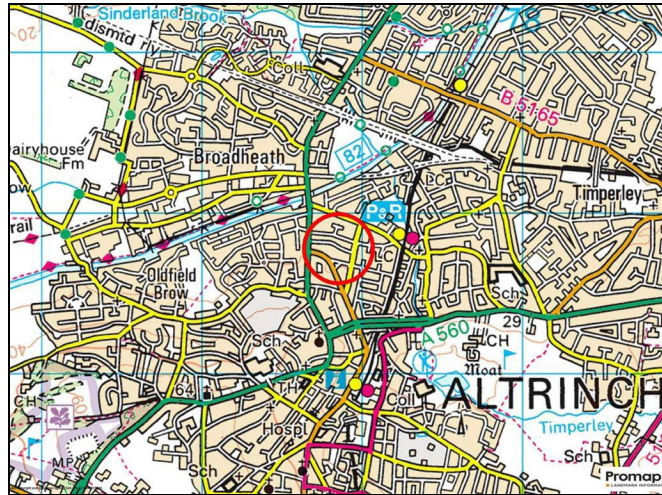
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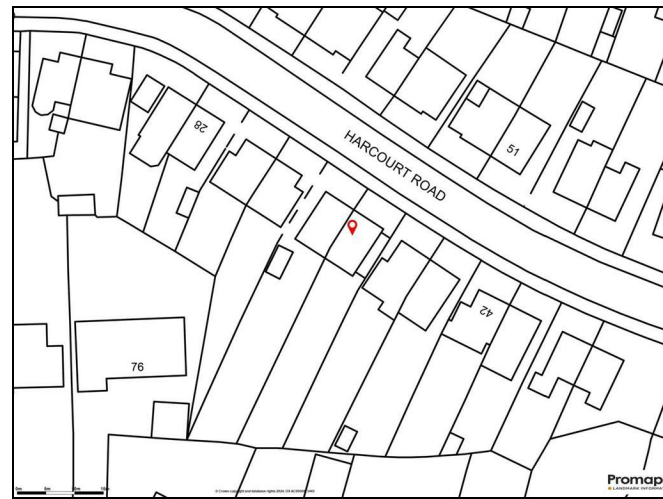
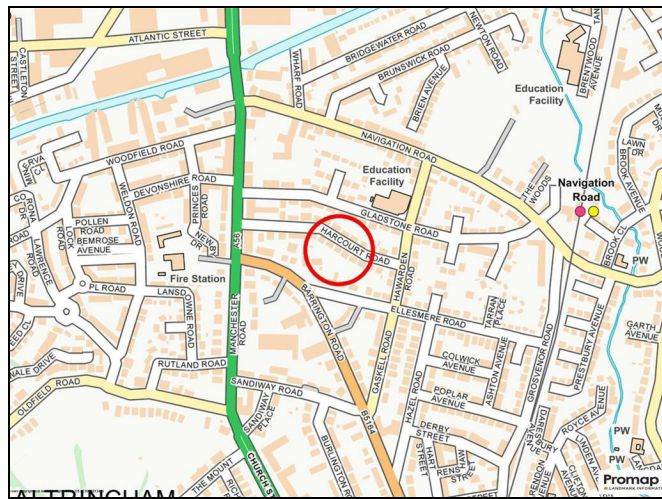


INDEPENDENT ESTATE AGENTS

# 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 left 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 <sub>2</sub> ) Rating	
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	80	England & Wales	

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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 36 Harcourt Road Altrincham, WA14 1NR



**A WELL PROPORTIONED, TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY , IN NEED OF UPDATING, WITH SUNNY ASPECT GARDENS WALKING DISTANCE TO LOCAL SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 1174SQFT.**

**Enclosed Porch. Entrance Hall. GF Shower Room. Dining Room. Lounge. Kitchen. Three Bedrooms. Dressing Room. Bathroom. Driveway. Sunny aspect Garden. NO CHAIN!**

**£465,000**



# in detail



An opportunity to purchase this extended bay fronted Semi Detached family home in need of updating, located in this popular neighbourhood, walking distance to excellent local schools, Navigation Road Metrolink, Altrincham Town Centre, its amenities and the popular Market Quarter.

The property is arranged over Two Floors with the accommodation extending to some 1174 square feet providing an Enclosed Porch, Entrance Hall, Shower Room, Dining Room, Lounge and Kitchen to the Ground Floor and Three Bedrooms, a Dressing Room and a Bathroom to the First Floor.



Externally, there is a paved Driveway providing ample off road Parking and to the rear the Gardens are a delightful feature laid to lawn with well stocked borders and enjoying a sunny South West facing aspect.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch with windows and door to the front elevation. Tiled floor.

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

Ground Floor Shower Room fitted with a coloured suite providing an enclosed shower cubicle with electric shower over and glazed door, wash hand basin and WC. Access to useful under stairs storage.

Dining Room with uPVC double glazed window to the front elevation. To the chimney breast there is a coal effect fireplace feature.

Lounge with window enjoying views over the delightful gardens to the rear. To the chimney breast there is a coal effect, gas living flame fireplace with marble hearth and surround.

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 and tiled splashback. Integrated appliances include a double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. Windows to the side and rear elevation. A door provides access to a covered area with space and plumbing for a washing machine and dryer. A further door provides access to the gardens to the rear.

To the First Floor Landing there is access to Three Double Bedrooms, the Principal Bedroom benefitting from a Dressing Room and the Bedrooms are served by a Family Bathroom. Double glazed uPVC opaque window to the side elevation.

Principal Bedroom One with built in wardrobes providing excellent storage. A uPVC double glazed window enjoys views over the delightful gardens. A door leads to a Dressing Room with a window to the rear elevation.

Bedroom Two with uPVC double glazed window to the front elevation.



Bedroom Three with uPVC double glazed opaque window to the side elevation.

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

Externally, there is a paved Driveway providing ample off road Parking and a raised stocked border with a variety of plants, shrubs and trees.

To the rear, the Garden is a delightful feature with a paved patio area adjacent to the back of the house, accessed via the doors from the covered area. Beyond, steps lead down to the main Garden area, which is laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

The Garden is South West facing, therefore enjoys a sunny aspect and affords a high degree of privacy.

AGENT'S NOTE:

A structural engineers report has been undertaken on this property to confirm the structural stability and a copy of this is available on request.

- Freehold - - Council Tax Band C



Approx Gross Floor Area = 1335 Sq. Feet  
(inc. Covered Area) = 124.0 Sq. Metres  
Approx Gross Floor Area = 1174 Sq. Feet  
(exc. Covered Area) = 109.0 Sq. Metres

