



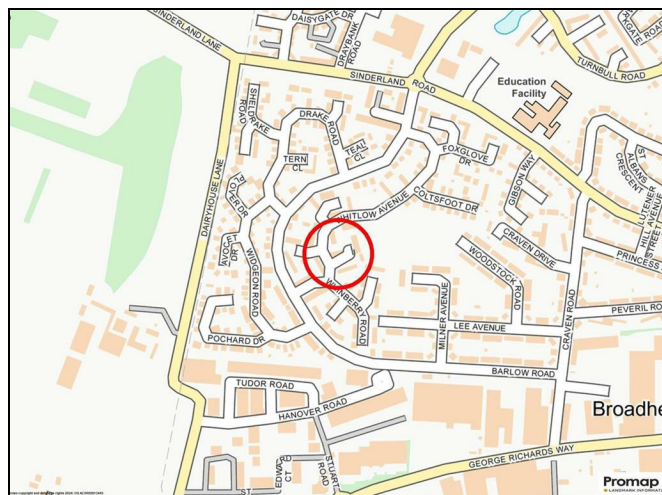
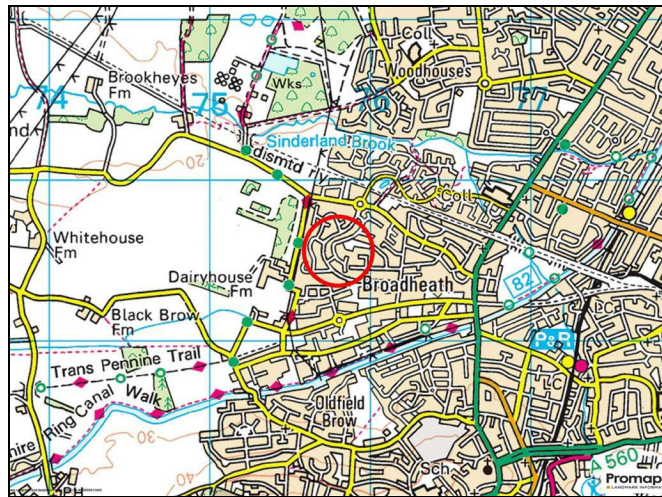
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

# location



INDEPENDENT ESTATE AGENTS

# 5 Hackberry Close

## Broadheath, Altrincham, Cheshire, WA14 5TY



**A STYLISHLY PRESENTED AND WELL PROPORTIONED TERRACED PROPERTY IN A POPULAR NEIGHBOURHOOD CLOSE TO ALTRINCHAM RETAIL PARK, LOCAL SCHOOLS AND ALTRINCHAM TOWN CENTRE. 1010 SQFT.**

**Entrance Hall. Lounge. Dining Kitchen. Conservatory. Two Double Bedrooms. Bathroom. Garden. No Chain.**

# 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	86	England & Wales		EU Directive 2002/91/EC	72

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.

**£287,500**

# in detail



A superbly proportioned terraced property in a popular neighbourhood close to Altrincham Retail Park, local schools and within easy reach of Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink.

The stylish property is arranged over Two Floors with the accommodation extending to some 1010 square feet providing a Hall, Lounge, Dining Kitchen and Conservatory to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.



Externally, there is on road Parking and a good sized lawned Garden with patio area to the rear.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

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

Lounge with window to the front elevation. Built in cupboards providing excellent storage.



Dining Kitchen fitted with an extensive range of contemporary, 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. There is space for a freestanding Range cooker. Integrated appliances include a fridge freezer and dishwasher. There is space for additional appliances. Window to the rear elevation. Ample space for a dining table and chairs. Decorative radiator cover with built in storage.

Conservatory Garden Room with windows and doors overlooking and providing access to the Gardens to the rear. Built in storage cupboards. Integrated freezer.

To the First Floor Landing there is access to Two Double Bedrooms served by a Bathroom. Built in airing cupboard. Loft access point.



Bedroom One with window to the front elevation. There are built in mirrored wardrobes along one wall with matching bedside units. Access to useful over stairs storage. Dado rail surround.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Dado rail surround.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin with built in storage below and WC. Opaque window to the rear elevation



Externally, there is on road Parking and a well stocked Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Conservatory. Beyond, the Garden is laid to lawn and enclosed within timber fencing. A gate provides access to wheelie bins.



- Freehold
- Council Tax Band B

Approx Gross Floor Area = 1010 Sq. Feet  
= 93.8 Sq. Metres

