



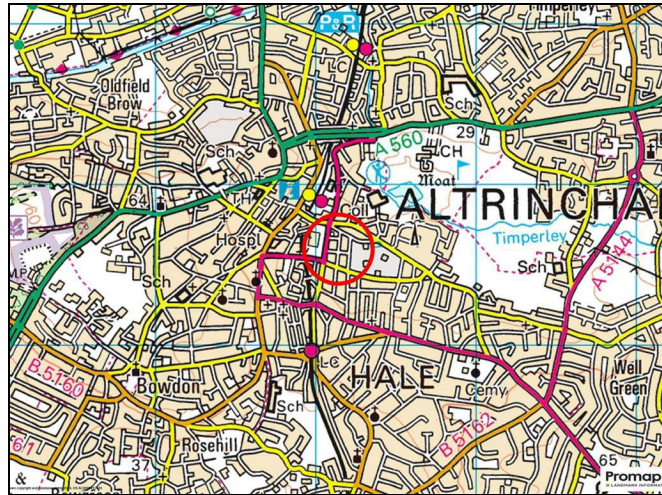
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INDEPENDENT ESTATE AGENTS

location



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	57	64

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

44 Borough Road Altrincham, Cheshire, WA15 9RA



A WELL PRESENTED PERIOD TERRACE PROPERTY, IDEALLY LOCATED WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE AND METROLINK AND WITH THE OPEN SPACE OF STAMFORD PARK ON THE DOORSTEP. 854SQFT

Lounge. Dining Room. Kitchen. GFWC. Two Double Bedrooms. Bathroom. Courtyard Garden. No Chain!

£325,000

in detail



An opportunity to purchase a Period Terraced property, ideally located within walking distance of Altrincham Town Centre, its amenities, the Metrolink and popular Market Quarter. In addition, Stamford Park and School are on the doorstep.

The well presented property is arranged over Two Floors with the accommodation extending to some 854 square feet, providing a Lounge, Dining Room, Kitchen and WC to the Ground Floor and there are Two Double Bedrooms served by a Family Bathroom to the First Floor.



Externally, there are graveled areas to the front and rear and a door provides access for wheelie bins.

This property is offered for sale with no chain.

- Freehold - - Council Tax Band C



Externally, there is a low-maintenance, graveled Courtyard Garden to the rear.

Comprising:

Entrance door with fanlight window above.

Lounge with uPVC double glazed frame window to the front elevation. To the chimney breast a gas living flame, coal effect fireplace with marble hearth and wood surround. Built in storage cupboards to either side of the chimney breast recesses. Access to useful under stairs storage.

Dining Room with uPVC double glazed frame window overlooking the Courtyard to the rear. To the chimney breast there is a cast iron fireplace with tiled hearth. A staircase rises to the First Floor.



Kitchen fitted with a 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 stainless steel oven, four ring gas hob with extractor fan over and there is space and plumbing for additional appliances.

Ground Floor WC fitted with a modern white suite and chrome fittings. Vaulted ceiling with inset Velux window. Tiled floor.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom.

Bedroom One with uPVC double glazed frame window to the front elevation. Access to useful storage cupboard.

Bedroom Two with uPVC double glazed frame window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a double ended bath, enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Tiling to the bath, sink and shower areas. Tiled floor. Opaque double glazed uPVC window to the rear elevation.



Approx Gross Floor Area = 865 Sq. Feet
= 80.4 Sq. Metres

