



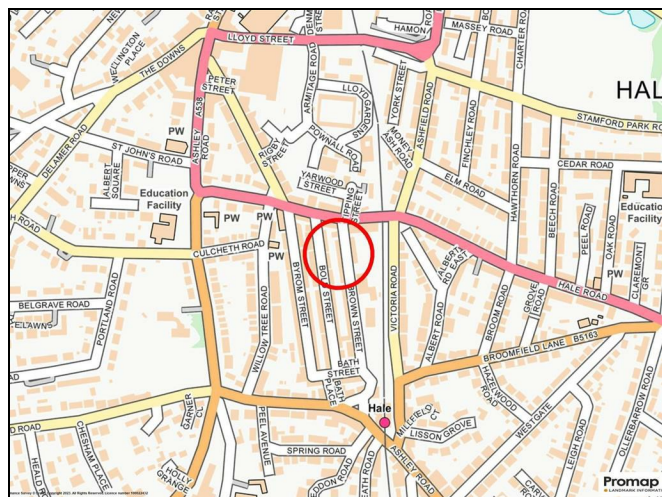
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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



# 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			86
(81-91) B			
(69-80) C			65
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 26 Brown Street Altrincham, WA14 2EU



**A STUNNING, HIGH SPECIFICATION TERRACE PROPERTY WITH LARGE WEST FACING COURTYARD GARDEN, LOCATED AMONG THE EVER POPULAR 'B STREETS' WITHIN A MOMENTS WALK OF HALE AND ALTRINCHAM CENTRES. 816 sqft.**

**Lounge. Dining Kitchen. Two Double Bedrooms. Stylish Bathroom. Resident Parking Permit Scheme. West facing Courtyard Garden**

**£415,000**

# in detail



A stunning Terraced property located among the ever popular 'B' Streets within a moments walk of Hale Village, Hale Train Station and within short walking distance to Altrincham Town Centre, its amenities, the Metrolink and popular Market Quarter.

The superbly appointed property has undergone a refurbishment with great attention to detail, with high specification kitchen and bathroom fittings and is arranged over Two Floors with the accommodation extending to some 917 square feet providing a Entrance Vestibule, Lounge and Dining Kitchen to the Ground Floor and Two Double Bedrooms served by a stylish Bathroom to the First Floor.



An added bonus of the property is its large West facing Courtyard Garden to the rear which is larger than typically found in this style of property and being positioned on Brown Street it enjoys slightly easier on street Parking than the other B Streets.

These properties are always exceptionally popular and as such we would recommend an immediate viewing.

Comprising:

Entrance Vestibule. Superbly sized Lounge with wide window inset into a square bay to the front elevation. To the chimney breast there is a pebble effect fireplace feature. Solid wood flooring.

Inner Hall with staircase rising to the First Floor Landing. Coved ceiling.

Impressive Dining Kitchen, again superbly sized and fitted with an extensive range of base and eye level units with worktops over incorporating a peninsula island unit used for dining. Inset into the worktops is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washing machine. Double glazed uPVC frame window to the rear elevation enjoying views over the courtyard garden to the rear and a door provides access to the same. Access to useful under stairs storage.

Spacious First Floor Landing with a spindle balustrade around the staircase opening. Doors provide access to Two Double Bedrooms and a Family Bathroom. Loft access point with pull down ladder leading to a useful boarded space. Built in wardrobes providing excellent hanging and storage space.

Principal Bedroom One is an excellent sized room with double glazed uPVC frame window to the front elevation.

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

The Bedrooms are served by a stylish Bathroom fitted with a white suite and chrome fittings, providing a freestanding double ended bath, walk in wet room style shower, wash hand basin and WC. Opaque double glazed uPVC frame window to the rear elevation.



Externally, there is an on street Residents Parking Permit scheme in place and a low maintenance Garden frontage, retained from the road by way of dwarf brick and sandstone wall.

To the rear, there is a particularly good sized Courtyard Garden, paved for ease of maintenance, enclosed within tall brick walling and a gate gives access to a right of way for wheelie bin collection.



The Garden is West facing and therefore enjoys the afternoon and early evening sun.

An impressive 'B Street' property, viewing essential!

- Leasehold - 999 years from 29 September 1894  
- Council Tax Band C

Approx Gross Floor Area = 917 Sq. Feet  
= 85.0 Sq. Metres

