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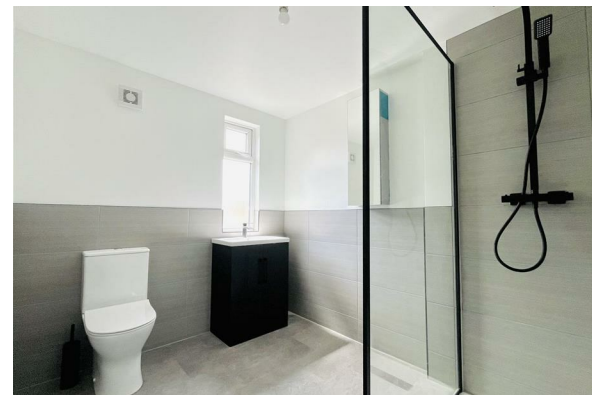
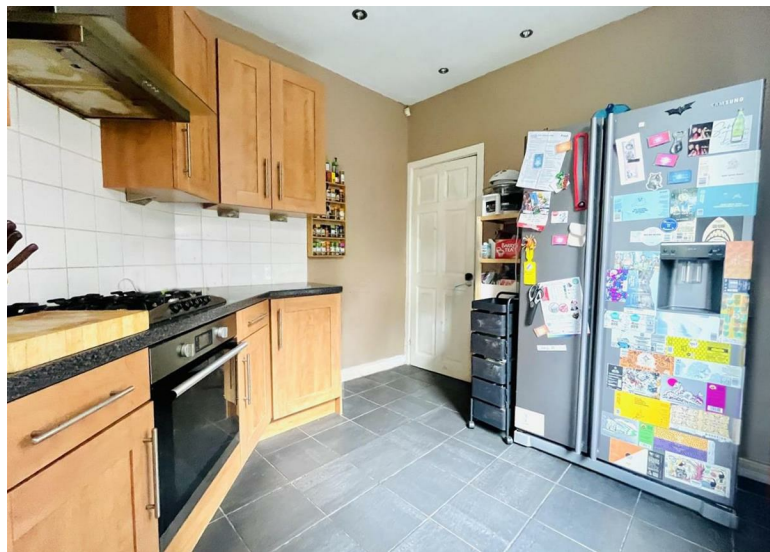
23 Hazel Road  
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£615,000

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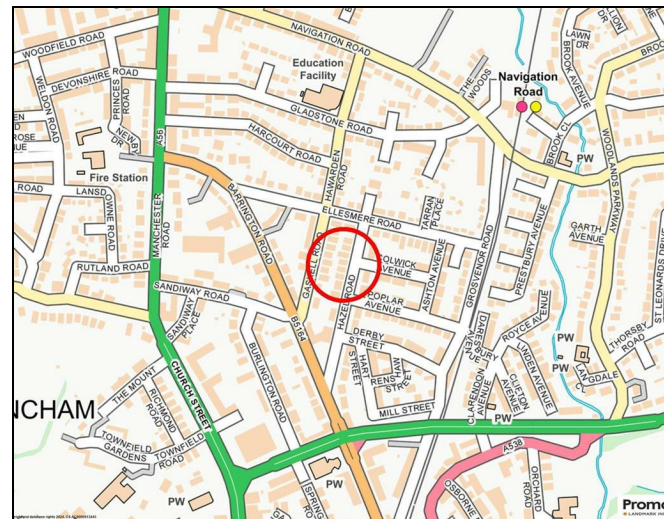
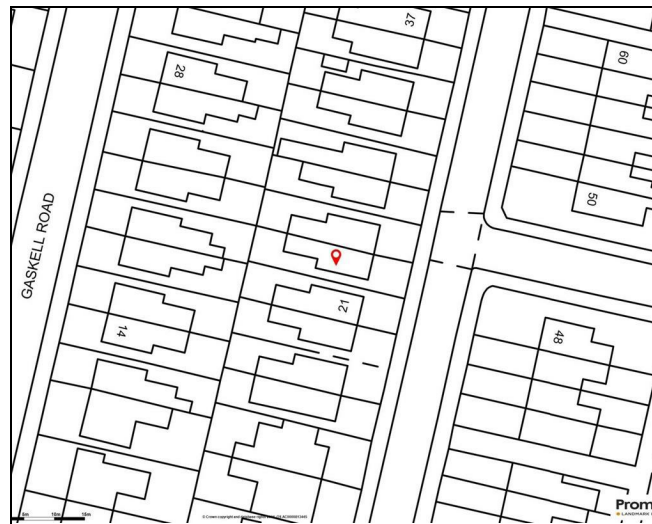
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## energy efficiency

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 plus) A		(82 plus) 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		(1-18) 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	England & Wales	EU Directive 2002/91/EC



# Overview

A WELL PROPORTIONED BAY FRONTED SEMI DETACHED FAMILY HOME IN THIS POPULAR LOCATION CLOSE TO EXCELLENT SCHOOLS, THE METROLINK AND ALTRINCHAM TOWN CENTRE. 1438SQFT

Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. Driveway. Sunny Garden.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures 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 well proportioned bay fronted Semi Detached family home located in this popular neighborhood, within walking distance of excellent schools, Navigation Road Metrolink and being close to both Altrincham Town Centre, its amenities and the popular Market Quarter.

The property is arranged over Three Floors with the accommodation extending to some 1438 square feet providing a Hall, WC, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Four good sized Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Driveway providing off road Parking for two cars and to the rear there is an enclosed Garden enjoying a South West facing aspect.

Comprising:

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

Lounge with double glazed uPVC frame bay window to the front elevation. Cast iron multifuel fireplace feature to the chimney breast with wood lintel. Coved ceiling.

Dining Room with double glazed uPVC frame window to the rear elevation enjoying views over the garden. To the chimney breast there is a cast iron multifuel burning stove with wood surround. Coved ceiling.

Ground Floor WC fitted with a modern white suite and chrome fittings. Tiling the sink area.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over and dishwasher. There is space for additional kitchen appliances. Double glazed uPVC frame windows to the side and rear elevations. A door provides access to the same. Wall mounted gas central heating boiler. Tiled floor.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor.

Bedroom One with double glazed uPVC frame bay window to the front elevation. Cast iron fireplace feature with tiled hearth and insert. Coved ceiling.

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

Bedroom Three with double glazed uPVC frame window to the rear elevation. To the chimney breast there is a cast iron fireplace feature.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath with dual shower attachments over and glazed screen, wash hand basin with built in storage below and WC. Opaque double glazed uPVC frame window to the side elevation. Tiled walls.

To the Second Floor Landing there is access to Principal Bedroom Four and a Shower Room.

Principal Bedroom Four with a Juliette Balcony to the rear elevation enjoying views over the gardens and there are two inset Velux windows making this a naturally light and bright room.

Shower Room fitted with a contemporary white suite and black fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Opaque double glazed uPVC frame window to the side elevation. Tiling to the walls and floor.

Externally, there is a Driveway to the front providing off road Parking for two cars.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Breakfast Kitchen. Beyond, the Garden is laid to lawn with well stocked borders and enclosed within timber fencing.

The Garden enjoys a sunny West facing aspect.

An excellent family home in a great location.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1438 Sq. Feet  
= 133.6 Sq. Metres

