



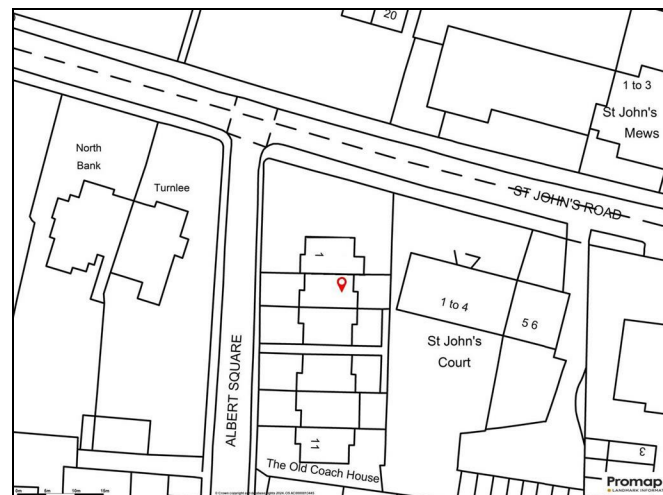
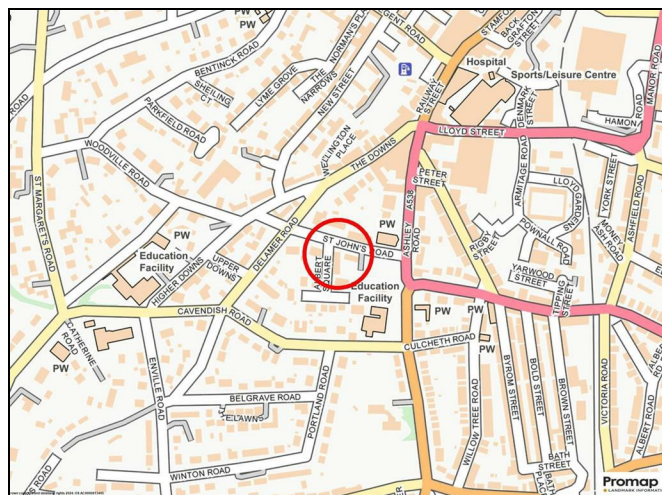
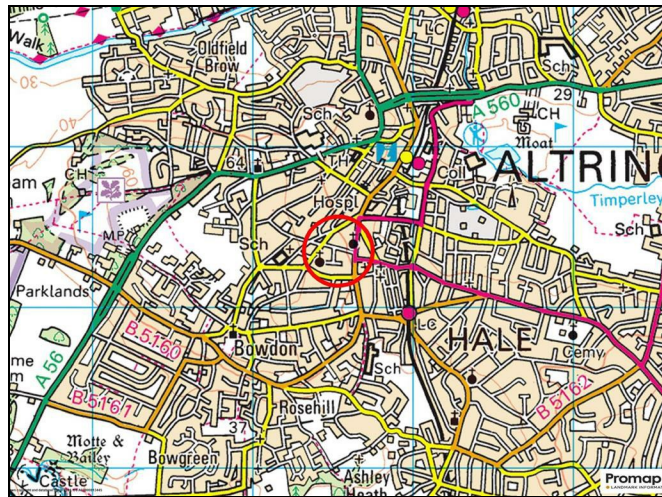
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INDEPENDENT ESTATE AGENTS

# location



INDEPENDENT ESTATE AGENTS

# 3 Albert Square

## Bowdon, Altrincham, Cheshire, WA14 2ND



**A BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED NEO GEORGIAN STYLE PROPERTY, DESIRABLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 1037sqft**

**Hall. GFWC. Living and Dining Room. Reception Room/Study. Kitchen. Three Double Bedrooms. Bathroom. Driveway. Low maintenance Gardens. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Current Energy Efficiency Rating: **63**  
 Potential Energy Efficiency Rating: **79**

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.

**£600,000**

# in detail



An immaculately presented, updated and improved Neo Georgian style Terraced property being one of a row of just four similarly designed properties, superbly located on this enormously desirable road within a moments walk of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter and also within walking distance of Hale Village with its range of fashionable shops, restaurants and bars.

A superbly styled property in a fantastic location, offered for sale with no chain.

- Freehold
- Council Tax Band E



The property offers accommodation arranged over Two Floors, extending to approximately 1000 square feet with uPVC Georgian style double glazing throughout and provides accommodation to the Ground Floor of an Entrance Hall with Ground Floor WC off, Two Reception Rooms and a well appointed Kitchen and to the First Floor are Three Double Bedrooms served by a stylishly appointed Bathroom.

Externally, there is off Steet Parking for two smaller vehicles side by side.

To the rear, there is a low maintenance Courtyard patio style Garden with a right of way access across the rear for wheelie bins etc.

Comprising:

Covered Porch to Entrance Hall with wood finish parquet design flooring which continues throughout the ground floor. Ground Floor WC with a continuation of the wood finish flooring and fitted with a white suite and chrome fittings.

Spacious Living and Dining Room with a window to the rear and having an opening to a staircase to the First Floor. Further openings to an additional Reception Room or Study and the Kitchen.

Reception Room or Study with window to the front and extensive wall to wall, floor to ceiling built in storage which also houses plumbing for a washing machine.

Stylish Kitchen fitted with a range of grey finish laminate fronted units with Silestone worktops over. Integrated oven, combination microwave, hob, extractor fan, fridge, freezer and dishwasher

First Floor Landing with doors leading to Three Double Bedrooms.

Bedroom One with a window to the front and sliding door wardrobes.

Bedroom Two overlooking the rear with built in wardrobes.

Bedroom Three with a window to the front and currently utilised as a Home Study.

The Bedrooms are served by the stylishly appointed Family Bathroom fitted with a white suite and chrome fittings, providing a double ended bath, enclosed shower cubicle, wash hand basin and WC. Extensive tiling to the



Approx Gross Floor Area = 1027 Sq. Feet  
= 95.5 Sq. Metres

