



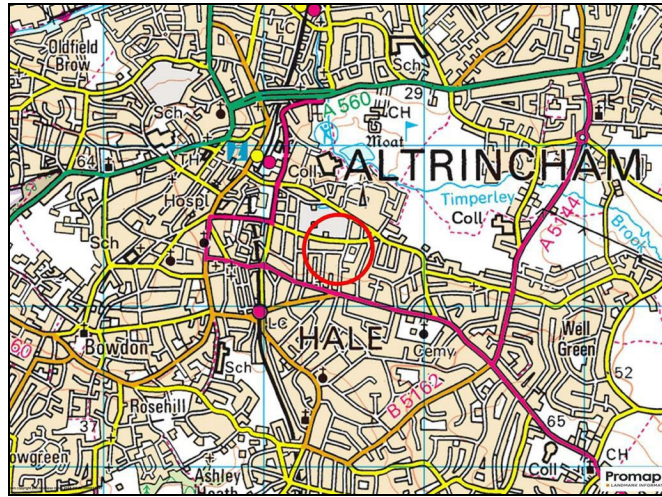
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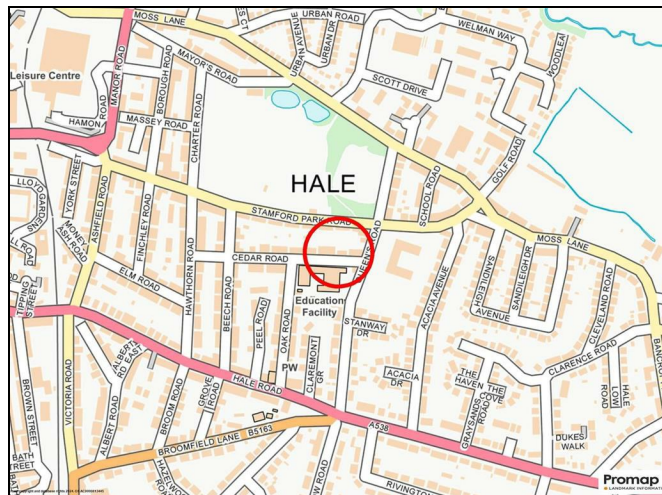


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road. Proceed for a short distance before turning left in to Queens Road. Take the next left turning in to Cedar Road and the property will be found on the right hand side



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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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

51 Cedar Road Hale, Altrincham, WA15 9JB



A SUPERBLY SIZED PERIOD END TERRACED PROPERTY LOCATED ON THE POPULAR TREE ROADS IDEAL FOR HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND STAMFORD PARK AND SCHOOL. 1028SQFT.

Hall. Lounge. Dining Room. Kitchen. Utility. WC. Two Double Bedrooms. Bathroom. Gardens. No Chain!

Offers Over £500,000

in detail



A superbly proportioned Period End Terraced property located on the ever popular 'Tree Roads' within walking distance of Hale Village, Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink and having the open space of Stamford Park and School on the doorstep.

The well presented property is arranged over Two Floors with the accommodation extending to some 1028 square feet providing an Enclosed Porch, Hall, Lounge, Dining Room, Kitchen and Utility with WC to the Ground Floor, served by Two Double Bedrooms and a spacious Bathroom to the First Floor.



Externally, there is on road parking and to the rear a good size Garden with patio areas.

Comprising:
Enclosed Porch with doors and window to the front and side elevations. Built in meter cupboard. Panelled and glazed door leads to an Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards.

Lounge with square bay window to the front elevation with built in seating and storage below. To the chimney breast there is a gas living flame, coal effect fireplace with tiled hearth and wood surround. Stripped and stained floorboards. Picture rail surround. Coved ceiling.



Dining Room with French doors overlooking and providing access to the gardens to the rear. To the chimney breast there is a fireplace feature. Picture rail surround.

Kitchen, recently refitted 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. Integrated appliances include an oven, four ring hob with extractor fan over, fridge, freezer and dishwasher. Tiled floor. Two double glazed uPVC frame windows to the side elevation. Access to excellent under stairs storage.

Utility Room with a double glazed window and door providing access to the gardens to the rear. Built in cupboards with inset stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space and plumbing for a washing machine. Wall mounted gas central heating boiler. Tiled floor.



Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Opaque double glazed uPVC frame window to the side elevation. Tiling to the sink area. Tiled Floor.

To the First Floor Landing there is access to Two Double Bedrooms served by a spacious Bathroom. Stripped and stained floorboards. Loft access point.

Bedroom One with double glazed wood frame window to the front elevation. Stripped and stained floorboards.

Bedroom Two with double glazed uPVC frame window to the rear elevation enjoying views over the gardens. There are built in wardrobes, cupboards, drawers and display shelves providing excellent hanging and storage space. Stripped and stained floorboards.



The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle with electric shower, wash hand basin and WC. Extensive tiling to the walls and floor. Double glazed uPVC opaque window to the rear elevation.

Externally, there is on road Parking and a well stocked Garden frontage with a variety of plants and shrubs.



To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Room and Utility. Beyond, the Garden is laid to lawn with additional paved and gravelled patio areas. The Garden is enclosed within timber fencing and there is a right of way for wheelie bin access.

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

- FREEHOLD PROPERTY - COUNCIL TAX BAND - C



Approx Gross Floor Area = 1028 Sq. Feet
= 95.5 Sq. Metres

