



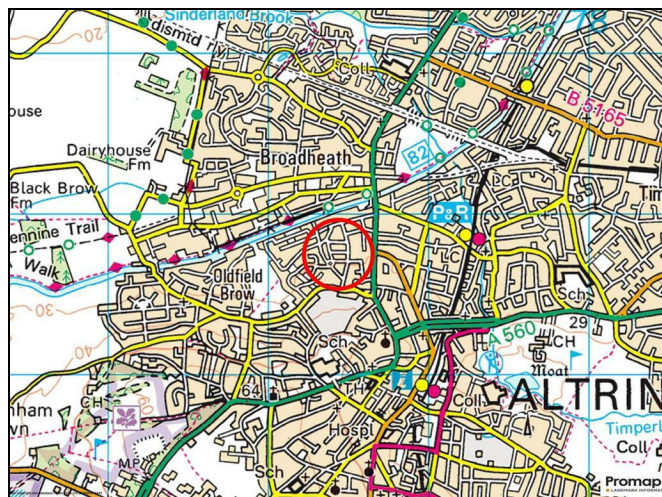
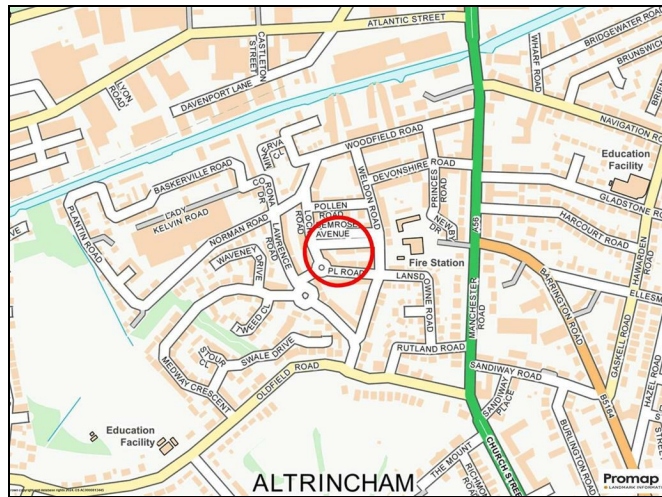
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INDEPENDENT ESTATE AGENTS

# 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			
		72	49
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 that 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

# 27 Bemrose Avenue

Broadheath, Altrincham, Cheshire, WA14 4HE



**A BEAUTIFULLY PRESENTED PERIOD END TERRACE LOCATED IN THIS POPULAR NEIGHBOURHOOD WITHIN WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE, LOCAL SCHOOLS AND WITH THE OPEN SPACE JOHN LEIGH PARK ON THE DOORSTEP. 917SQFT**

**Entrance Vestibule. Open Plan Living and Dining Kitchen. Utility Room. Bathroom. Three Bedrooms. Driveway. Garden Store. South facing Garden.**

**£400,000**



# in detail



A beautifully presented, period End Terraced in this popular neighbourhood, walking distance to Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink in addition to John Leigh Park literally on its doorstep.

The stylish property is arranged over Two Floors with the accommodation extending to some 917 sq ft providing an Entrance Vestibule, Open Plan Living and Dining Kitchen, Utility Room and Bathroom to the Ground Floor and there are Three good sized Bedrooms to the First Floor.



Externally, there is a Driveway providing off road parking and a Garden Store. To the rear, there is a delightful, south facing, paved Garden enclosed within well stocked borders and enjoying a sunny aspect.

Comprising:

Composite door leading to an Entrance Vestibule.

Open Plan Living Room and Dining Kitchen with double glazed uPVC frame window to the front elevation. Attractive fireplace to the chimney breast. Built in storage to either side of the recess. Ample space for a table and chairs.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring hob and extractor fan over, fridge, freezer and dishwasher. Double glazed uPVC frame window to the rear elevation. Access to useful understairs storage.

Pantry with built in shelving. Wall mounted gas central heating boiler.

Utility with uPVC frame window to the side elevation.

Rear Hall with door providing access to the Gardens to the rear.

Bathroom fitted with a modern white suite and chrome fittings providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors. Double glazed uPVC frame window to the side elevation.

To the First Floor Landing there is access to Three good sized Bedrooms. Inset Velux window makes this a naturally light and bright space. Loft access point.

Bedroom One with double glazed uPVC frame window to the rear elevation enjoying views over the delightful Gardens to the rear. Panelled wall feature. Door provides access to a wash hand basin.

Bedroom Two with double glazed uPVC frame window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature. Dado rail surround.

Bedroom Three with double glazed uPVC frame window to the front elevation. Attractive cast iron fireplace feature to the chimney breast.



Externally, there is a Driveway providing off road parking returning in front of an attached Garden Store. Lawned Garden frontage.

To the rear, there is a delightful Courtyard Garden accessed via the door from the rear Hall with pond feature and well stocked borders and a variety of plants, shrubs and trees enclosed within brick walling, hedging and timber fencing. The Garden is south facing, therefore enjoys a sunny aspect throughout the day.



FREEHOLD  
COUNCIL TAX BAND - C

Approx Gross Floor Area = 917 Sq. Feet  
= 85.2 Sq. Metres

