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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 | 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

15a Market Street Altrincham, WA14 1QS



A SUPERB TOWN CENTRE DUPLEX APARTMENT WITH EXCELLENT SPECIFICATION KITCHEN AND BATHROOM FITTINGS AND BENEFITTING FROM ITS OWN COURTYARD GARDEN AND PERMIT PARKING. 989 SQFT

Entrance Hall and Inner Hall. 450sqft Living and Dining Room and Kitchen. Two Double Bedrooms. Two Bath/Shower Rooms. Courtyard Garden. Permit Parking.

£295,000

in detail



If you want to live right in the heart of Altrincham Town Centre with the Market Quarter literally on the doorstep, then look no further than this superb First and Second Floor Duplex Apartment, set within a converted Victorian property, literally facing onto Market Street with access from the rear of the property through its own delightful Courtyard Garden.

The property has accommodation arranged over Two Floors, extending to approximately 1000 square feet and is superbly appointed with excellent specification kitchen and bathroom fittings.



The highlight feature of the property is the fantastic 450 square foot Open Plan Living and Dining Room and Kitchen which is flooded with natural light from the tall original sash windows and there are Two fantastic Double Bedrooms, served by Two well appointed Bath/Shower Rooms, one being En Suite to the Principal Bedroom and with both Bedrooms having built in wardrobes.

The Courtyard Garden really is a wonderful and rare feature and there is Resident Permit Parking available within the Town Centre.

A fantastic owner occupier or buy to let property that would attract a rent in the region of £1,350.00 per month.

Comprising:

Rear Access through the Courtyard Garden to an external staircase to the First Floor. Entrance door to the Entrance Hall and Inner Hall with wood flooring, doors to the accommodation and staircase leading to the Second Floor.

450 square foot Open Plan Living Room and Dining Kitchen with wood finish flooring within the Living and Dining Area. Three tall sash windows provide much natural light. Fireplace feature. High corniced ceiling. Open Plan to the:

Kitchen with a window overlooking the courtyard garden and fitted with a range of white laminate fronted units with worktops over, returning to a peninsular breakfast bar. Integrated stainless steel oven, gas hob and extractor fan.

Positioned on this same floor is Double Bedroom One with wood finish flooring and two windows overlooking the courtyard garden. Extensive built in wardrobes and storage.

This Bedroom is served by the well appointed Bathroom One with shower end bath, circular bowl wash hand basin and WC. Extensive tiling to the walls and floor.

The Second Floor Landing and Half Landing has a useful built in wardrobe and storage space and opens directly into the:

Fantastic 250 square foot Principal Bedroom Two with attractive sloping ceilings opening to a dormer window overlooking Market Street and served by the equally well appointed En Suite Shower Room.



This completes a fantastic property in a great location.

- Leasehold - 150 years from 28 March 2011
- Council Tax Band C



Approx Gross Floor Area = 989 Sq. Feet
= 91.9 Sq. Metres

