



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

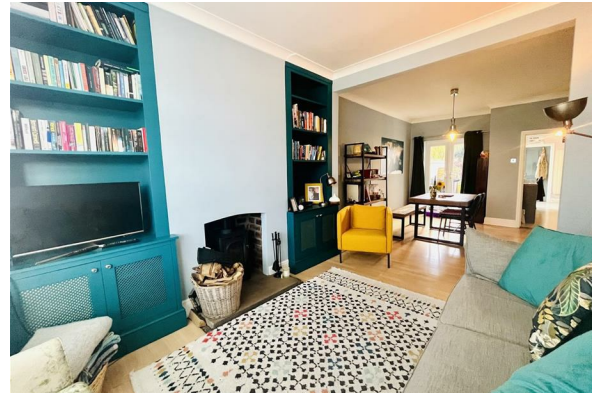
INDEPENDENT ESTATE AGENTS

9 Princes Road

Broadheath, Altrincham, WA14 4EX



£450,000





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

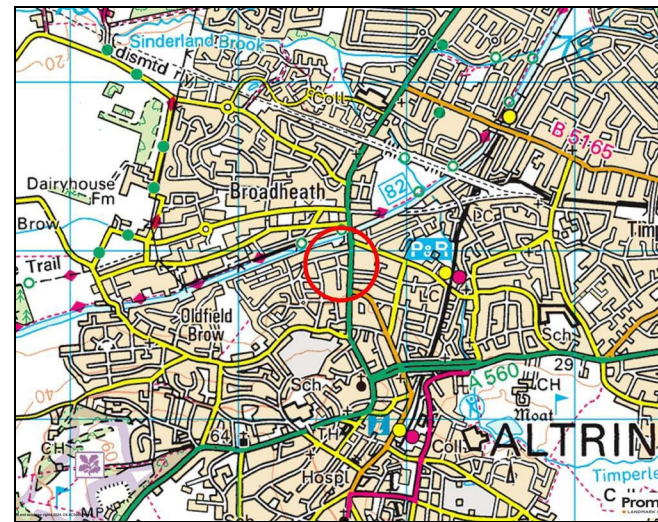
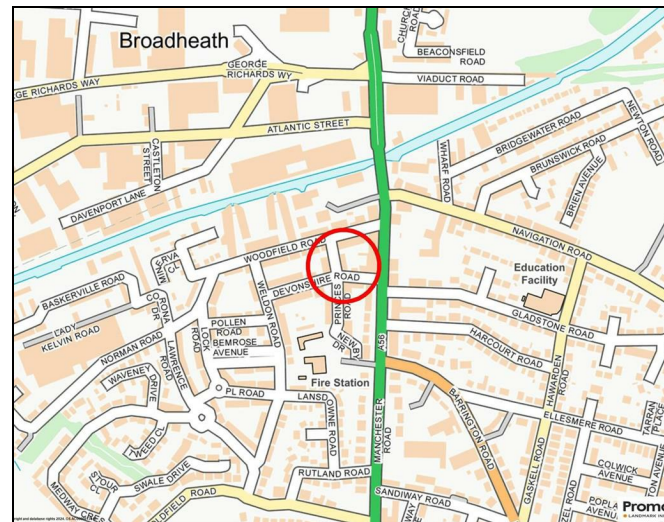
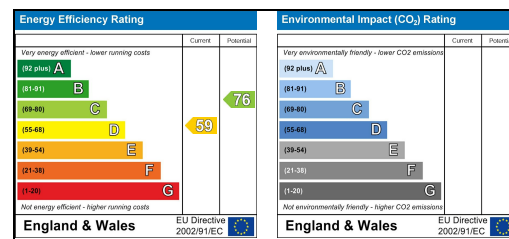


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A WELL PROPORTIONED AND PRESENTED VICTORIAN TERRACED PROPERTY WITH SUNNY GARDEN IDEALLY LOCATED FOR SCHOOLS, SHOPS, ALTRINCHAM AND THE METROLINK. 1144sqft.

Entrance Porch. Hall. Open Plan Living and Dining Room. Breakfast Kitchen. Utility/WC. Three Bedrooms. Loft. Family Bathroom. Courtyard and Garden.



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.

in detail

A well presented Victorian Terraced property located in a popular neighbourhood, within a short walk of local convenience shops, the open space of John Leigh Park and Navigation Road Metrolink, and within easy reach of excellent local schools, Altrincham Town Centre, its amenities and the popular Market Quarter.

The well proportioned accommodation extends to 1144 square feet, including a useful Loft space, providing a Porch, Hall, open plan Living and Dining Room, Breakfast Kitchen and Utility/WC to the Ground Floor served by Three Bedrooms and a stylish Family Bathroom to the First Floor.

Externally, there is an on street Resident Permit Parking Scheme and a well stocked Garden frontage. To the rear there is a good sized Courtyard and Garden which enjoys a sunny South West facing aspect.

Comprising:

Entrance Porch to Entrance door with inset leaded stained glass windows and fanlight window above to the Hall with attractive tiled flooring and a staircase to the First Floor. Corniced ceiling. A door leads to the:

Through Living and Dining Room. A spacious open plan living space with wood laminate flooring throughout. The Living Area has a wide bay window to the front and a stove solid fuel burning fireplace feature with custom built cabinets and shelving to the chimney breast recesses.

The Dining Area has French doors giving access to and enjoying an aspect of the gardens and a door to under stairs storage space.

Breakfast Kitchen with window and patio doors onto the courtyard and garden beyond. Tile effect laminate flooring.

The Kitchen is fitted with a range of painted finish, wood fronted units with worktops. Integrated stainless steel oven, microwave, hob, extractor fan and space for freestanding dishwasher and fridge freezer. Wall mounted gas fired central heating boiler.

Utility Room and WC with space for a washing machine and dryer. Window to the side. Continuation of the flooring from the kitchen. WC and wash hand basin.

First Floor Landing with doors giving access to the Bedrooms and Family Bathroom. Pull down ladder to a useful boarded Loft Room with Skylight windows.

Bedroom One. A superbly proportioned room with a deep bay window to the front

Bedroom Two with a window to the rear.

Bedrooms Three, currently utilised as a Home Study with a window to the rear.

The Bedrooms are served by a Family Bathroom with two windows to the side and fitted with a white suite and chrome fittings, providing a shower end bath with thermostatic shower, wash hand basin WC. Tiling to the walls and floor.

Externally, the property enjoys a well stocked Garden frontage and to the rear there is a good sized paved Courtyard Garden area. Beyond, the main Garden is laid to lawn with a patio to the far end of the Garden to maximise the South and West facing afternoon and evening sun, with a backdrop of a mature tree providing screening and an attractive outlook.

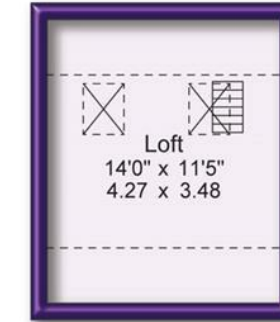
A gate provides a right of way across neighbouring properties for wheelie bins etc, but no property has right of way over the Garden of this property.

Double glazed uPVC windows.

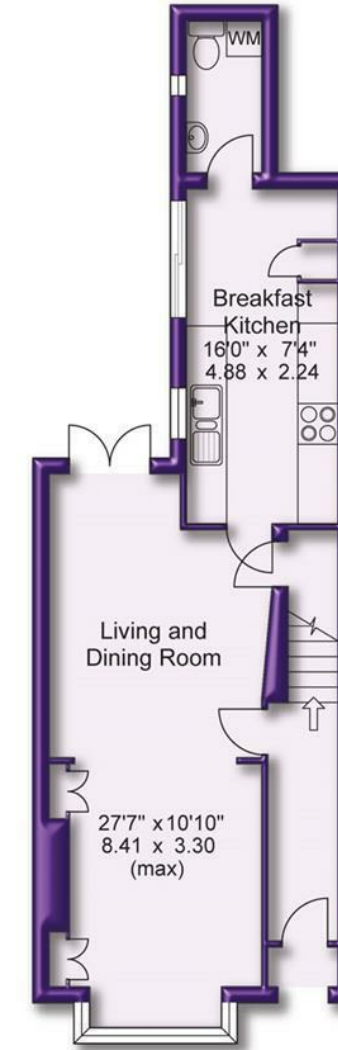
- Freehold
- Council Tax Band c

Approx Gross Floor Area = 1144 Sq. Feet
(Including Loft) = 106.4 Sq. Metres

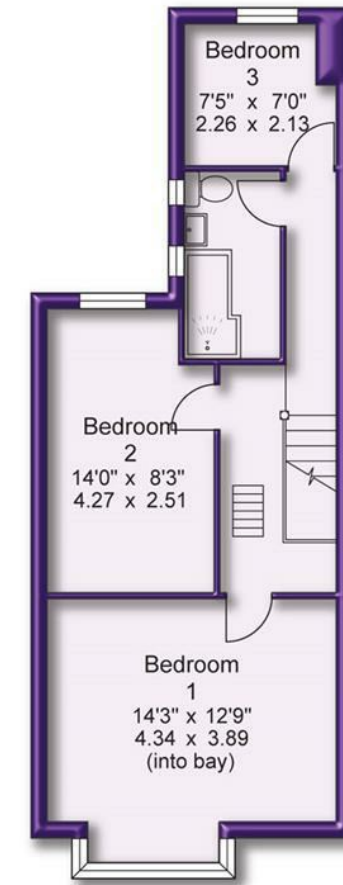
Approx Gross Floor Area = 987 Sq. Feet
(Excluding Loft) = 91.6 Sq. Metres



Second Floor



Ground Floor



First Floor