



**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



INDEPENDENT ESTATE AGENTS

# 54 New Street

Altrincham, WA14 2QP



£700,000





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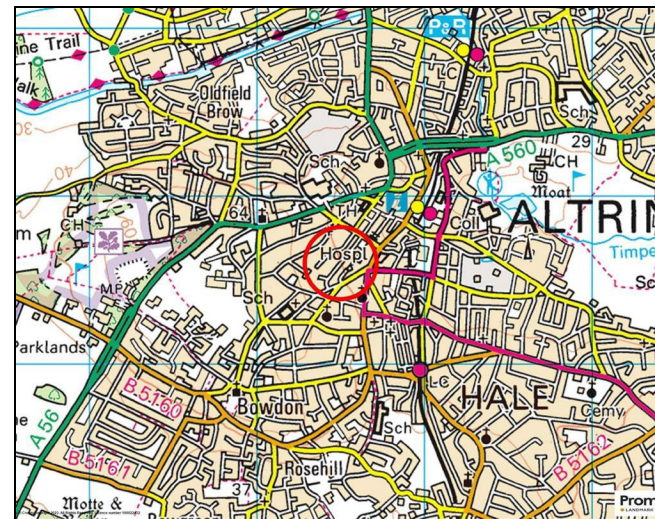
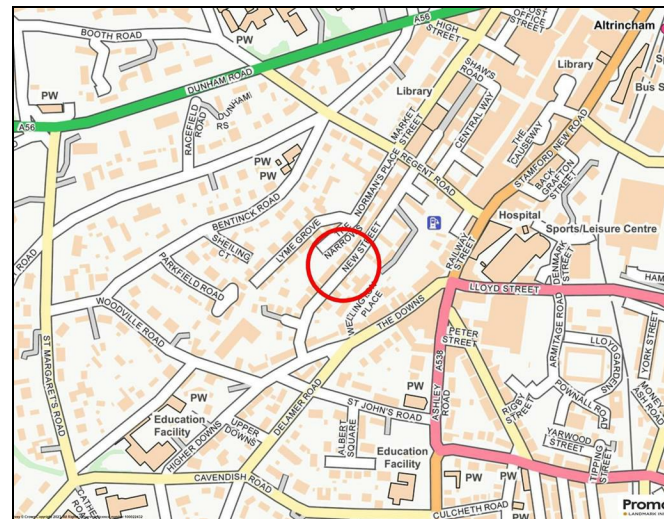
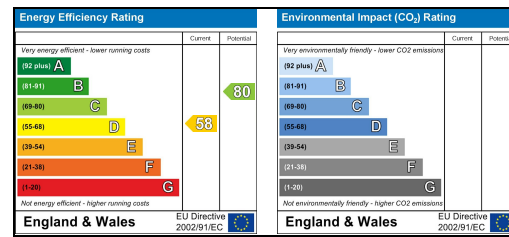


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## energy efficiency

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



# Overview

A MOST ATTRACTIVE AND DECEPTIVELY SPACIOUS GEORGIAN TERRACED PROPERTY IDEALLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE, BENEFITTING FROM PARKING AND A GARAGE 1964SQFT

Hall. Lounge. Living and Dining Room. Kitchen. Conservatory. Playroom/Study/Bedroom. Utility. Four Bedrooms. Three Bath/Shower Rooms. Garden. Parking. Garage. NO CHAIN!



**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 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

An immensely attractive and deceptively spacious Georgian Terraced property with Parking and a Garage, ideally located within a moments' walk of Altrincham Town Centre with its wide range of facilities, the popular Market Quarter, the Metrolink and within catchment for local, highly regarded Primary and Secondary schools, including Altrincham Boys' and Girls' Grammar Schools.

The versatile accommodation is arranged over Four Floors extending to some 1964 square feet, providing a Living and Dining Room which is open plan to the Kitchen and a Conservatory to the Ground Floor.

There is a Play Room/Study or Bedroom, Shower Room and Utility to the Lower Ground Floor and Three/Four Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

Externally, there is a Garden with patio area and the property has the rare and valuable feature of off street parking and a Garage to the rear, accessed via Normans Place.

The property is offered For Sale with No Chain and suitable for either a professional couple, family, investor or someone looking to downsize from a larger family home.

Comprising:

Panelled and glazed Entrance door with fanlight, multi paned window to the front elevation.

Spacious Hall with spindle balustrade staircase rising to the First Floor. Doors lead to the living accommodation. Wood flooring

Lounge. A well proportioned room with Georgian style multi paned window to the front elevation. To the chimney breast there is an attractive gas living flame, coal effect fireplace with granite hearth and stone surround. There are built in units to either side of the chimney breast recess. Integrated ceiling speakers. Wood flooring.

Living and Dining Room. A superb room with part vaulted ceiling with two inset Velux windows. There are two sets of French doors enjoying views over and providing access to the Gardens making this a naturally light and bright space. Tiled floor. Underfloor heating.

Open plan Kitchen fitted with a range of base and eye level units with concealed lighting, stainless steel handles and granite worktops, inset into which is a stainless sink and drainer unit with mixer tap over. There is ample space for Kitchen appliances. Tiled floor. Underfloor heating.

Conservatory of double glazed uPVC frame construction with French doors and windows overlooking and providing access to the garden. Tiled flooring.

Lower Ground Floor Converted Cellars.

Play Room/Study or Bedroom with full height multi paned door to a deep light well to the front, providing much natural light. Built in meter cupboard. Wood flooring.

Shower Room fitted with a white suite and chrome fittings comprising of a double width corner shower cubicle with electric shower, wash hand basin and WC. Tiling to the walls and floor. Chrome finish ladder radiator.

Utility Room fitted with a range of units with worktops over inset into which is a stainless steel sink with mixer tap over and tiled splash back. There is ample space for a washing machine and dryer. Tiled floor.

To the First Floor Landing with a staircase rising to the Second Floor. Access to under stairs storage.

Principal Bedroom One with Georgian style, multi paned window to the front elevation. There are fitted wardrobes providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings comprising of a double width shower cubicle with thermostatic shower, wash hand basin with built in storage and WC. Tiling to the walls and floor. Chrome finish ladder radiator. Georgian style, multi paned window to the front elevation.

Bedroom Two with window to the rear elevation. There is a range of built in bedroom furniture providing ample hanging and storage space.

Bedroom Three is a Single Bedroom with window to the rear elevation. Built in wardrobe.

The Family Bathroom is fitted with a white suite and chrome fittings, a double ended bath, separate enclosed double width shower cubicle with thermostatic shower. Tiled floor. Two chrome finish ladder radiators.

A staircase from the Landing leads to a useful Loft Room/Occasional Bedroom extending to some 16'9" x 16'8" with sloping ceiling, inset into which are two skylight windows. Built in storage and access to useful roof void storage.

To the rear of the property, accessed via Normans Place off Regent Road, there is a hard standing parking area in front of a Single Garage, adjoined to

the neighbouring properties Garage and this in turn has a Courtesy Door leading through to the Garden of the property.

The property enjoys a well stocked Garden frontage, retained behind a dwarf brick wall with traditional arrowhead railings.

The Garden to the rear has decking adjacent to the back of the house, accessed via the two sets of French doors from the Open Plan Living and Dining Room. Beyond, the Garden is laid to a shaped area of lawn with well stocked borders and a timber fence enclosure. Access to the rear of the Garage.

Overall, a superbly positioned property, offered for sale with No Chain!

- Freehold
- Council Tax Band E

