



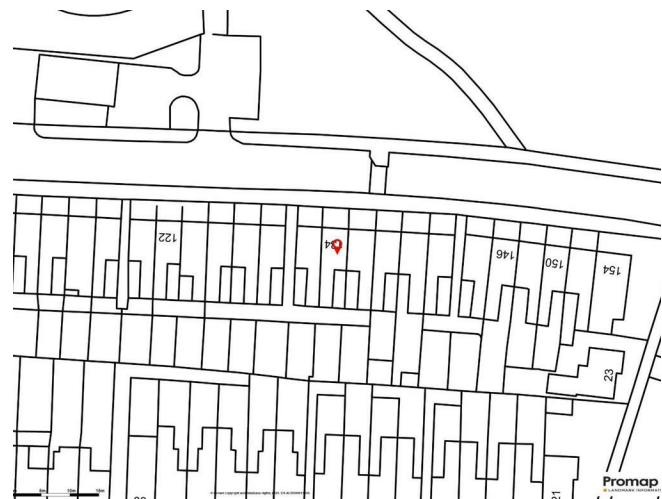
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**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

# 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 the 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

# 134 Stamford Park Road Hale, Altrincham, WA15 9ER



A WELL PRESENTED, BAY FRONTED, PERIOD TERRACE PROPERTY WITH SOUTH FACING GARDENS AND VIEWS OVER STAMFORD PARK IDEALLY LOCATED FOR ALTRINCHAM TOWN CENTRE AND METROLINK. 998 SQFT.

HALL. LIVING AND DINING ROOM. KITCHEN. THREE BEDROOMS. TWO BATH/SHOWER ROOMS. RESIDENT PERMIT PARKING. SUNNY ASPECT COURTYARD AND GARDENS. NO CHAIN.

£435,000

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# in detail



A well presented, bay fronted Period Terrace in an excellent location, overlooking the open space of Stamford Park and within walking distance of Stamford Park School, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The property is arranged over Three Floors with the accommodation extending to some 998 square feet providing a Hall, Living/Dining Room and Kitchen to the Ground Floor and Three Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

Externally, there is Resident Permit Parking Scheme in place and to the rear there is an enclosed Courtyard with South facing Garden beyond.

This property is offered for sale with no chain!

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. A door provides access to the Ground Floor living accommodation.

Open Plan Living and Dining Room. To the Living Area there is a bay with inset double glazed uPVC frame windows to the front elevation enjoying views over Stamford Park. Contemporary pebble effect electric fireplace to the chimney breast.

Dining Area with double glazed uPVC frame window overlooking a Courtyard and Garden beyond.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include an oven, four ring gas hob with extractor fan over and dishwasher. Space for additional kitchen appliances. Access to useful under stairs storage. Double glazed uPVC frame window to the side elevation and a door provides access to the same.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with two double glazed uPVC frame windows to the front elevation enjoying delightful views over Stamford Park.

Bedroom Two with double glazed uPVC frame window to the rear elevation overlooking the Courtyard and Garden beyond.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a double ended, freestanding bath with shower attachment over, wash hand basin and WC. Built in cupboard housing a wall mounted gas central heating boiler.

Second Floor Landing with double glazed uPVC frame window to the rear elevation.

Bedroom Three with two inset Velux windows enjoying delightful views over Stamford Park. This Bedroom has attractive sloping part restricting ceilings with a maximum height of 5'11".

This room enjoys an En Suite Shower Room providing an enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Tiling to the walls and floor. Double glazed uPVC frame opaque window to the rear elevation.

Externally, to the front there is Resident's Permit Parking Scheme in place and a low maintenance Garden frontage.



Approx Gross Floor Area = 998 Sq. Feet  
= 92.7 Sq. Metres

