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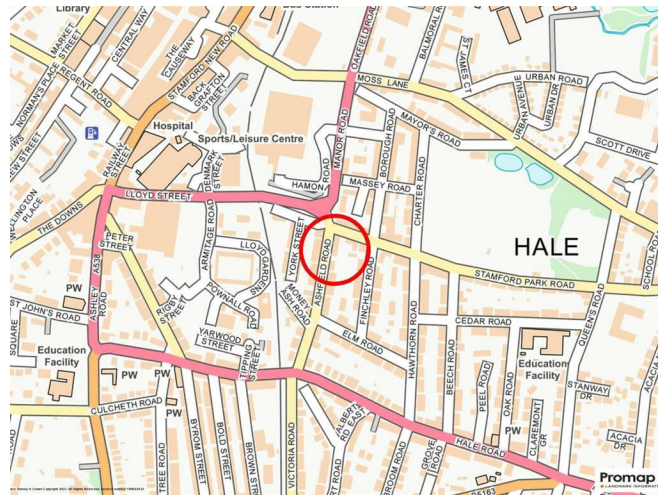


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of the Station, turning right, just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and take the first left turning into Hawthorn Road. Take the first left into Elm Road and at the end of Elm Road, turn right onto Ashfield Road. The property will be found on the left hand side.



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		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 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

14 Ashfield Road , Altrincham, Cheshire, WA15 9QJ



A SUPERBLY PROPORTIONED PERIOD TERRACED PROPERTY LOCATED AMONG THE EVER POPULAR 'TREE ROADS' OFFERING EXCELLENT ADDITIONAL POTENTIAL AND PERFECTLY LOCATED FOR BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1626SQFT

HALL. 350SQFT LIVING AND DINING ROOM. BREAKFAST KITCHEN. THREE BEDROOMS. FAMILY BATHROOM. CELLARS. COURTYARD. GARDEN. PERMIT PARKING. NO CHAIN!

£600,000

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in detail



A superbly proportioned, larger than average, traditional bay fronted Victorian Terraced family home located among the ever-popular Tree Roads, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

This particular property enjoys accommodation arranged over Three Floors extending to approximately 1400 square feet including Cellars and is ready to move into, and at the same time offers enormous potential to improve further with properties of this type, it is popular to convert the Cellars and the Loft to create a substantial Family Home.

As it stands, the property provides a superbly proportioned through 350 square foot Living and Dining Room to the Ground Floor in addition to the Breakfast Kitchen, Three Bedrooms to the First Floor served by the Family Bathroom and has Lower Ground Floor one chamber Cellars.

Externally, there is a Garden frontage, whilst to the rear, there is a good-sized Courtyard Area with walled Garden beyond enjoying a side south and rear west facing aspect.

An excellent property in a great location offered For Sale with No Chain.

Comprising:



Entrance door with window above leading to the Hall with staircase to the First Floor and wood flooring which continues throughout the Ground Floor.

350 square foot Living and Dining Room with the Living Area having a wide bay window to the front. Cast iron fireplace and corniced ceiling. The Dining Area has a sash window to the rear with window seat and again with a cast iron fireplace.

Door to Inner Lobby with access to the Cellars and a further door to the:

Breakfast Kitchen with windows to the side and rear overlooking the Garden and with a door leading outside. The Kitchen is fitted with a range of oak fronted units with worktops over. Integrated stainless steel double oven hob and extractor fan. Built-in dishwasher and space for freestanding appliances with the existing fridge freezer and washing machine potentially being available to the incoming purchaser subject to negotiation. Cupboard housing the combination gas central heating boiler.

Lower Ground Floor Cellars providing one large chamber with a bay window to the front.

First Floor Landing with doors to Three Bedrooms and Family Bathroom.

Bedroom One. An excellent Double Bedroom with two sash windows to the front. Wood flooring. Built-in wardrobes.

Bedroom Two with a window to the rear with window seat. Wood flooring. Cast iron radiator.

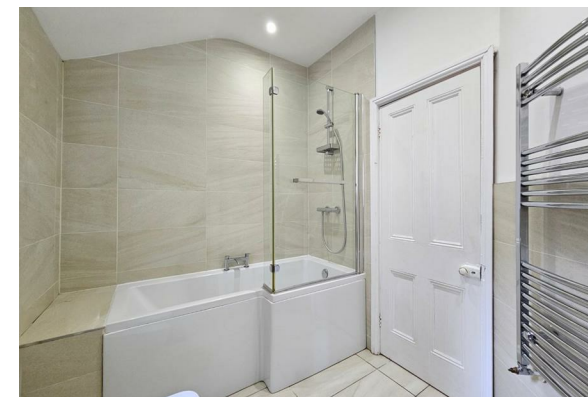
Bedroom Three with window to the rear. Wood flooring. Cast iron radiator.

The Bedrooms are served by the Family Bathroom, well-appointed with a white suite with chrome fittings of shower and bath with thermostatic shower over, wash hand basin, WC. Extensive tiling to the walls and floor. Window to the side. Chrome ladder radiator.

Externally, there is on street parking via the Residents Permit Parking Scheme.

An excellent property in a great location, offered for sale with no chain!

- Freehold
- Council Tax Band D



Approx Gross Floor Area = 1398 Sq. Feet
= 129.9 Sq. Metres

