



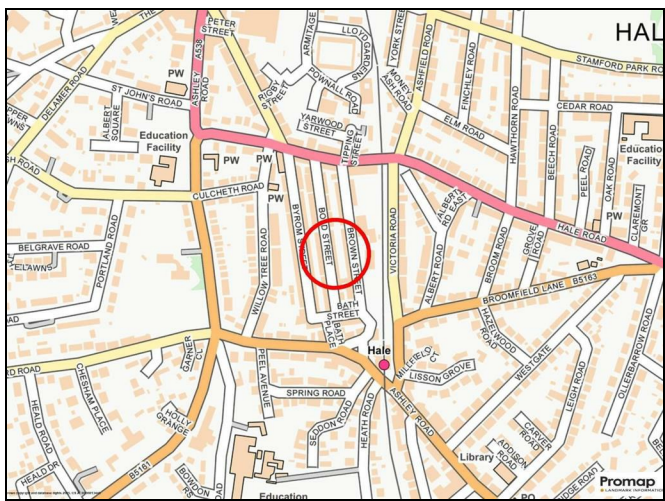
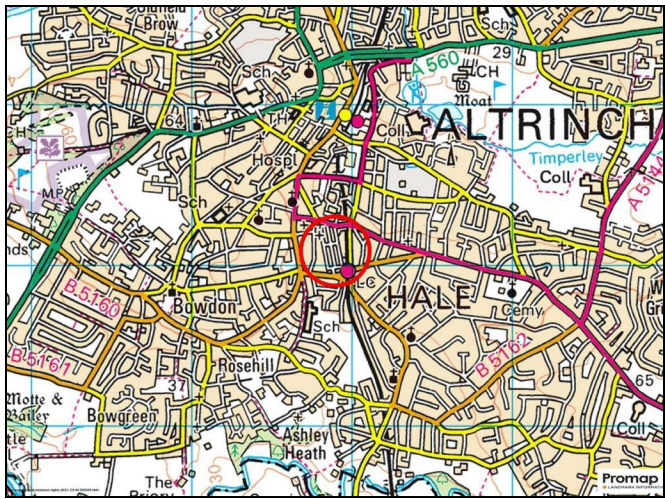
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INDEPENDENT ESTATE AGENTS

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
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



INDEPENDENT ESTATE AGENTS

55 Bold Street Hale, Cheshire, WA14 2ES



AN EXCELLENT PERIOD TERRACED PROPERTY AMONG THE POPULAR 'B' STREETS WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM. 842 SQFT

Hall. Living/Dining Room. Breakfast Kitchen. Two Double Bedrooms. Bathroom. Courtyard. Permit Parking. No Chain.

£415,000

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in detail



An excellent bay fronted Period Terraced property located among the ever popular 'B' Streets within walking distance of both Hale Village and Altrincham Town Centre with a wide range of restaurants, bars and shops, popular Market Quarter and the Metrolink on the doorstep.

The well presented property is arranged over Two Floors with the accommodation extending to some 842 sq ft providing an Entrance Hall, Living and Dining Room and Breakfast Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.



Externally, there is on road Resident's Permit Parking Scheme in place and low maintenance Courtyard to the rear.

This property is for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing.

Living and Dining Room is a double Reception Room making a fantastic entertaining space. To the Living Area there is a bay window to the front elevation and an attractive cast iron fireplace feature to the chimney breast. To the Dining Area there is a window overlooking the Courtyard and access to useful downstairs storage.

Breakfast Kitchen fitted with a range of base and eye level units with granite worktops over, set inset into which, is a sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring gas hob and extractor fan over, fridge freezer, microwave, dishwasher and washer drier. Ample space for a table and chairs. Wall mounted combi boiler housed within the units. Tiled floor. A door and two windows overlook and provide access to the Courtyard.

To the First Floor Landing there is access to Two excellent Double Bedrooms and a Bathroom.

Principal Bedroom One with window to the front elevation.

Bedroom Two with window to the rear elevation. Built in double wardrobe providing hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings providing a bath with shower over, wash hand basin with storage below, inset mirror, toilet with hidden cistern. Tiling to walls and floor.

Externally, there is an 'on road' Resident's Permit Parking Scheme in place and a garden frontage enclosed by hedging and a timber fencing. To the rear is an enclosed Walled Courtyard accessed via the Breakfast Kitchen and a gate gives access to the right of way for wheelie bins.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years from 1 March 1898
- Council Tax Band C



Approx Gross Floor Area = 842 Sq. Feet
= 78.2 Sq. Metres

