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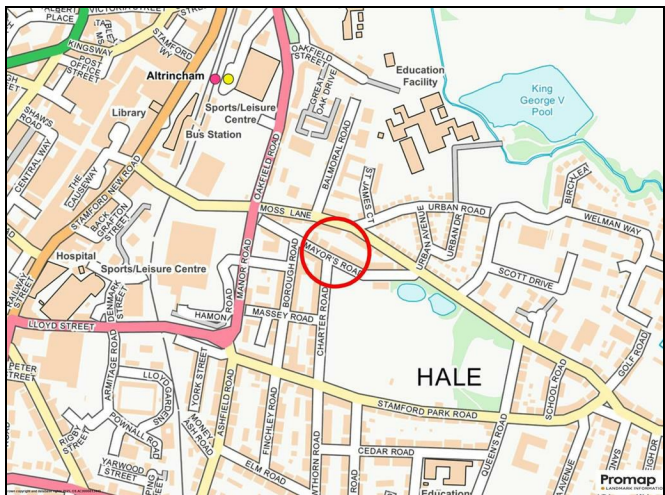
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INDEPENDENT ESTATE AGENTS

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			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 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

35 Mayors Road Altrincham, WA15 9RW



A SUPERBLY LOCATED, BAY FRONTED VICTORIAN TERRACE ARRANGED OVER FOUR FLOORS, OVERLOOKING STAMFORD PARK AND WALKING DISTANCE TO ALTRINCHAM AND HALE CENTRES. 1476sqft.

Hall. Lounge. Dining Room. Kitchen. Three Double Bedrooms. Two Bath/Showers. Cellars. Permit Parking. Gardens. No Chain.

£650,000

in detail



A superbly located, bay fronted Victorian Terraced Property, directly opposite the open space of Stamford Park and within walking distance of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The well presented property is arranged over Four Floors with the accommodation extending to some 1476 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Three Double Bedrooms served by Two Bath/Shower Rooms to the Upper Floors.

To the Lower Ground Floor are the Cellars which do not comply with modern building regulations but nonetheless offer excellent occasional use.

Externally, there is a Resident's on street parking permit scheme in place and to the rear, a delightful low maintenance Garden.

This property is offered For Sale with No Chain and could be moved into with a minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Decorative radiator cover.

Lounge with bay window to the front elevation enjoying views over Stamford Park. To the chimney breast, there is an impressive cast iron fireplace feature with tiled hearth. Built in shelving to one side of the chimney breast recess. Dining Room with a double glazed uPVC frame window to the rear elevation. To the chimney breast, there is a cast iron fireplace feature with tiled hearth and wood surround. Built in cupboards and display shelving to either side of the chimney breast recess.



Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over inset into which is a stainless steel, one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include stainless steel double oven, five ring gas hob and extractor fan over, fridge, freezer, dishwasher and there is space for a washing machine. Wall mounted gas central heating boiler houses within the units. Two double glazed uPVC frame windows to the side and rear elevations and a door provides access to the same. Tiled floor.

To the Lower Ground Floor are the Converted Cellars which are not expected to comply with modern building regulations but nonetheless have plastered boarded walls and ceiling and provide valuable, additional occasional use. A large storage space off the Hall with Two large Chambers.

To the First Floor Landing there are Two Double Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor Landing.



Bedroom One with two double glazed uPVC windows to the front elevation enjoying views over Stamford Park. Built in wardrobes to one side of the chimney breast recess. Access to useful understairs storage.

Bedroom Two with a double glazed uPVC frame window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a shaped bath with thermostatic shower over, wash hand basin and WC. Tiled floor. Tiling to the bath and sink areas. Opaque double glazed uPVC frame window to the rear elevation. Chrome finish heated towel rail.

To the Second Floor Landing there is a double glazed uPVC frame window enjoying far reaching views.

Principal Bedroom Three is located under the eaves of the property with attractive sloping



ceilings with two inset skylight windows giving an aspect towards Stamford Park to the front. Built-in wardrobe. Double glazed uPVC frame window enjoys far reaching views.

This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Tiling to the shower and sink areas. Opaque double glazed uPVC frame window to the rear elevation. Chrome finish heated towel rail.

Externally, the property enjoys a Garden frontage and there is a Resident's on street parking permit scheme in place and to the rear, there is an enclosed Courtyard accessed via the door from the Kitchen. There is a right of way path for wheely bin collections etc and beyond this, the Garden is laid to astroturf with gravelled borders and paved patio area with pergola. The Garden is enclosed within timber fencing.

This property is offered For Sale with No Chain.

- FREEHOLD PROPERTY

- COUNCIL TAX BAND - C

