



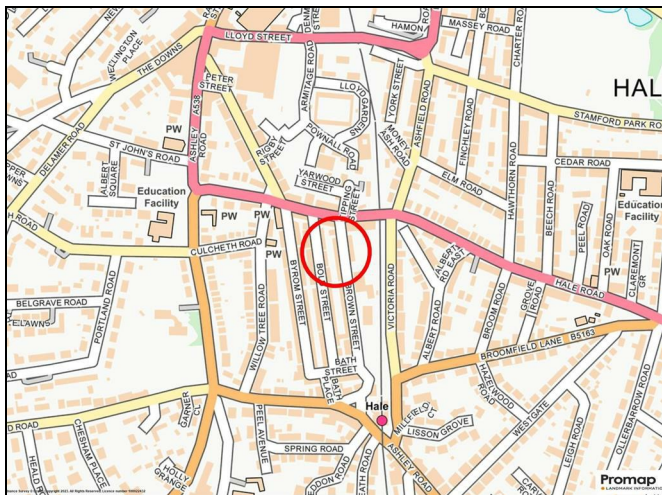
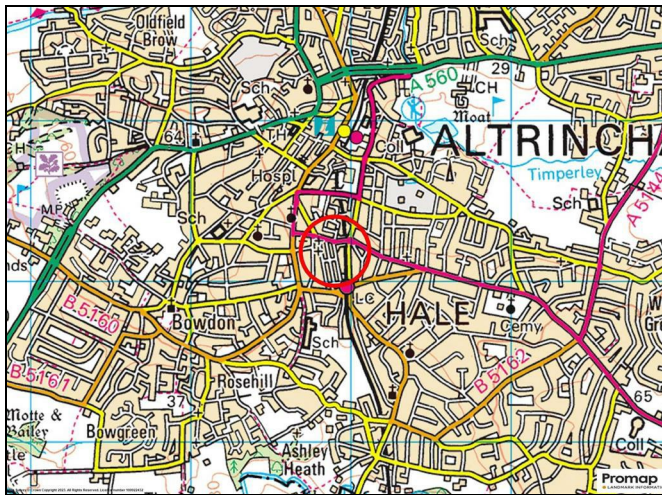
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INDEPENDENT ESTATE AGENTS

# location



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## 20 Brown Street Altrincham, Cheshire, WA14 2EU



AN ATTRACTIVE, PERIOD TERRACED PROPERTY WITH WEST FACING COURTYARD GARDEN, LOCATED ON THE EVER POPULAR 'B STREETS' AND WITHIN A MOMENTS WALK OF HALE AND ALTRINCHAM CENTRES. 870 SQFT.

Lounge. Dining Kitchen. Two Bedrooms. Bathroom. Resident Parking Permit Scheme. Sunny Aspect Courtyard Garden. No Chain.

# 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 <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.

£385,000



# in detail



An attractive, black and white rendered, Period Terraced Property located among the ever popular 'B Streets', within a moments' walk of Hale Village and short walking distance from Altrincham Town Centre, its facilities, the popular Market Quarter, Metrolink and Hale Train Station.

The well presented property is arranged over Two Floors with the accommodation extending to some 870 square feet providing a Lounge and Dining Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.



Externally, there is a Resident's on street Parking Permit Scheme in place and to the rear, a west facing Courtyard Garden, which is larger than typically found in this style of property.

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

Comprising:

Original panelled door with window above. Lounge with wide window inset into a square bay to the front with built in cupboards below. To the chimney breast there is a gas living flame, coal effect fireplace with tiled hearth and wood surround. Built in cloaks cupboard. A spindle balustrade staircase rises to the First Floor Landing. Dado rail surround. Coved ceiling.



Dining Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space and plumbing suitable for a washing machine. Windows to the rear elevation overlook the Gardens and a door provides access to the same. Tiled floor.

To the First Floor Landing there is access to Two Bedrooms and a Family Bathroom. Stripped and stained floorboards. Loft access point.

Bedroom One with two windows to the front elevation. Stripped and stained floorboards.

Bedroom Two with window to the rear elevation. Stripped and stained floorboards.



The Bedrooms are served by a Family Bathroom fitted with a freestanding cast iron bath with thermostatic shower over, wash hand basin and WC. Opaque window to the rear elevation. Extensive tiling to the walls and floors. Built in storage cupboard housing the wall mounted, gas central heating boiler. Additional built in wardrobes provide excellent hanging and storage space.

Externally, there is a low maintenance Garden frontage, retained from the road by way of dwarf brick and sandstone wall.



To the rear, there is a good sized, enclosed Courtyard Garden, paved in its entirety and enclosed within tall brick walling. A gate provides access for bin collection etc. Outside Store providing useful storage space. The Garden enjoys a west facing aspect enjoying the afternoon and evening sun.

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



- Leasehold - 999 years from 29 September 1895
- Council Tax Band C

Approx Gross Floor Area = 870 Sq. Feet  
= 80.9 Sq. Metres

