



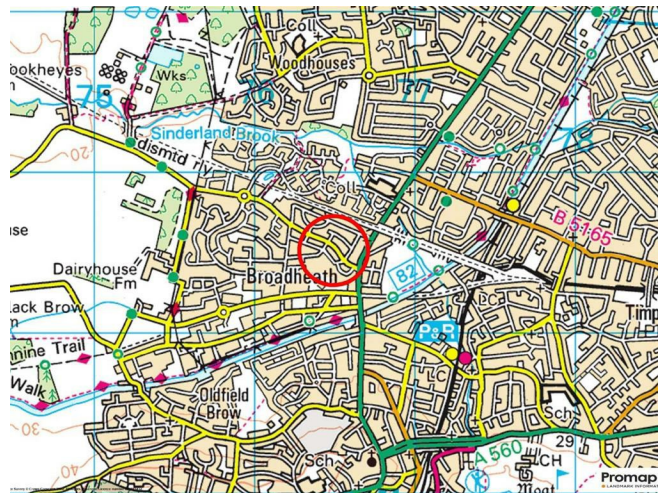
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INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

49 Sinderland Road Broadheath, Altrincham, Cheshire, WA14 5JW



A WELL PROPORTIONED VICTORIAN END TERRACED PROPERTY, IDEALLY LOCATED FOR THE METROLINK, LOCAL SCHOOLS AND CONVENIENCE SHOPS. 1167SQFT.

HALL. LOUNGE. DINING ROOM. KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM. CELLARS. COURTYARD. GARDENS.

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.

£300,000

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in detail



A superbly sized, bay fronted, Victorian End Terraced Property positioned in this really popular location, within walking distance of Navigation Road Metrolink and with local convenience shops on the doorstep and a variety of supermarkets nearby, in addition to Altrincham Retail Park.

The property is well presented throughout with modern Kitchen and Bathroom fittings and provides accommodation arranged over Three Floors including Cellars extending to approximately 1167 square feet.

There is modern wood laminate flooring throughout most of the rooms.

The accommodation provides a good sized Lounge with bay window and Victorian-style, open great fireplace feature.

A separate Dining Room overlooks the rear garden and there is a door leading to the Kitchen.



The Kitchen is well sized with windows overlooking the courtyard and garden beyond and with a door leading to the same. The Kitchen is fitted with a range of wood laminate fronted units with worktops over. integrated oven, hob, extractor fan and space for additional freestanding appliances.

Off the First Floor Landing are Two excellent Double Bedrooms and these are served by the particularly spacious Bathroom with a white four piece suite including a large, open walk-in shower area.

The property benefits from One Chamber Cellars which offer excellent potential to convert into additional living space subject to any necessary consent.



There is easy on street parking and the property enjoys a Garden frontage. Being an End Terraced property, a right of way leads down the side of the property leading to the rear Garden.

The rear Garden has a walled Courtyard adjacent to the back of the house providing a patio, beyond which is laid to lawn and enclosed within timber fencing and hedging.

An excellent property, ready to move into and offered for sale with no chain.

- Freehold
- Council Tax Band B



Approx Gross Floor Area = 1167 Sq. Feet
= 108.5 Sq. Metres

