



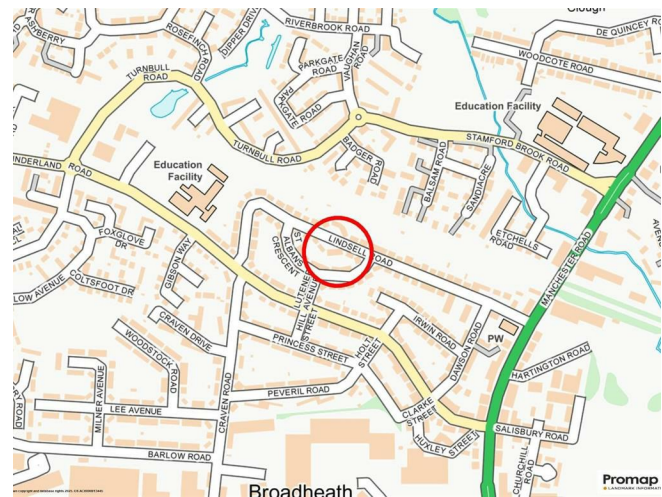
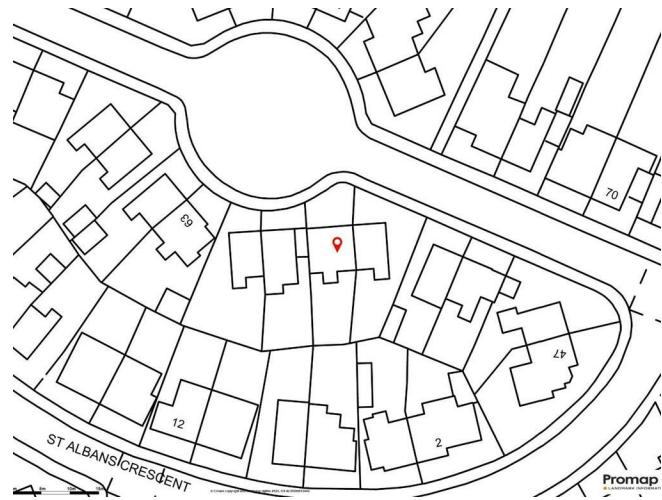
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INDEPENDENT ESTATE AGENTS

# 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 <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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 57 Lindsell Road Altrincham, , WA14 5PA



A WELL PRESENTED, TRADITIONAL, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO LOCAL SHOPS, SCHOOLS AND METROLINK. 1137SQFT

PORCH. HALL. LIVING AND DINING ROOM. BREAKFAST KITCHEN. FOUR BEDROOMS. TWO BATH/SHOWER ROOMS. DRIVEWAY. GARDEN STORE. SUNNY ASPECT GARDEN. NO CHAIN!

£450,000

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A traditional bay fronted Semi Detached family home located in this popular neighbourhood, within walking distance to local schools, shops and being close to Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink. In addition, the property is close to the retail park and Waitrose supermarket.

The well presented property is arranged over Two Floors with the accommodation extending to 1137 square feet providing a Porch, Hall, Living and Dining Room and Breakfast Kitchen to the Ground Floor and Four Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally, there is a Driveway providing off road and returns in front of an attached Garden Store. To the rear the Garden is laid to lawn with a patio area and enjoys a sunny aspect.

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

Comprising:

Enclosed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is a bay window to the front elevation. Picture rail surround. Coved ceiling. Stripped and stained floorboards.

Dining Room with sliding patio doors overlooking and providing access to the garden to the rear. Picture rail surround. Coved ceiling. Stripped and stained floorboards.

Breakfast Kitchen fitted with a range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated stainless steel oven, four ring hob with extractor fan over and there is space for additional appliances. Breakfast Area with sliding patio doors overlooking and providing access to the garden to the rear. Courtesy door to Garden Store with window and door to the front elevation.

To the First Floor Landing there is access to Four Bedrooms served by Two Bath/Shower Rooms.

Bedroom One with window to the rear elevation enjoying views over the gardens.

Bedroom Two with window to the front elevation.

Bedroom Three with window to the front elevation.

This room enjoys an En Suite Shower Room fitted with an enclosed shower cubicle and wash hand basin. Cupboard housing the gas central heating boiler.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over and glazed screen, wash hand basin and WC. Double glazed uPVC opaque window to the rear elevation. Tiling to the walls.

Externally, the property is approached via a paved Driveway returning in front of a Garden Store. There is a lawned Garden frontage, enclosed within timber fencing and wrought iron railings.

To the rear, the Gardens is laid to lawn with well stocked borders and enclosed within timber fencing. There are paved and decked patio areas and the Garden enjoys a sunny South West facing aspect.

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

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1137 Sq. Feet  
= 105.7 Sq. Metres

