



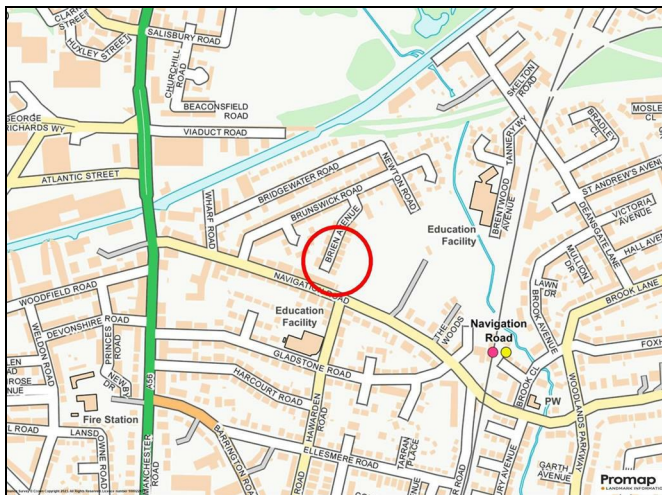
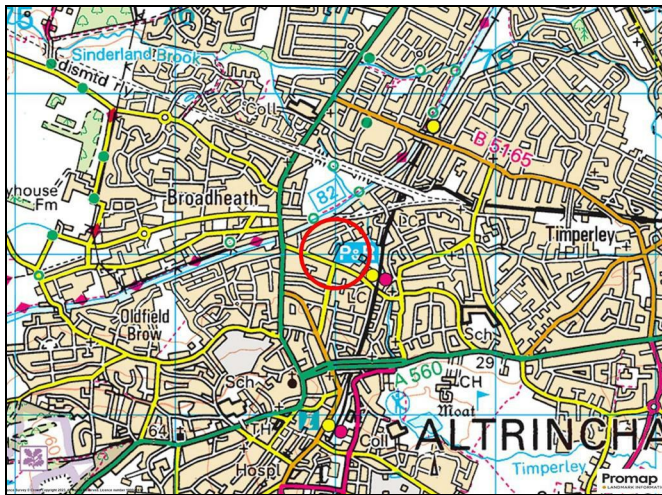
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INDEPENDENT ESTATE AGENTS

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.

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WATERSONS

INDEPENDENT ESTATE AGENTS

14 Brien Avenue Altrincham, WA14 1LT



A BEAUTIFULLY PRESENTED PERIOD TERRACED FAMILY HOME WITH SUNNY ASPECT GARDEN IN POPULAR LOCATION, WALKING DISTANCE TO SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 884SQFT

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Low maintenance West facing Garden.

£385,000

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in detail



A beautifully appointed Period Terraced property located in this popular neighbourhood, walking distance to local Schools, parks, the Metrolink and Altrincham Town Centre, its facilities and the popular Market Quarter.

The stylish property is arranged over Two Floors with the accommodation extending to some 884 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.



Externally, there is an on street Resident's Permit Parking scheme in place and a low maintenance, sunny aspect Garden to the rear.

Comprising:

Covered Porch. Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation. Picture rail surround. Coved ceiling.

Dining Room with wide double glazed uPVC frame window to the front elevation. Exposed brick chimney breast feature with tiled hearth. Built in meter cupboard and display shelving to the chimney breast recess. Picture rail surround. Coved ceiling.



Lounge with double glazed uPVC frame window to the rear elevation enjoying views over the garden to the rear. Attractive cast iron fireplace feature to the chimney breast. Coved ceiling. Access to useful under stairs storage.

Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a sink with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, warming tray, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and washing machine. Double glazed uPVC frame windows to the side and rear elevations and a door provides access to the same.

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



Bedroom One with double glazed uPVC frame window to the front elevation. Stripped and stained floorboards.

Bedroom Two with double glazed uPVC frame window to the rear elevation. Recess with hanging rails provides excellent storage space.

The Bedrooms are served by a Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with dual shower attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls. Double glazed uPVC frame opaque window to the rear elevation. Built in airing cupboard housing the wall mounted gas central heating boiler.



Externally, there is a Resident's on street Permit Parking scheme in place and a low maintenance Garden frontage.

To the rear, there is a good sized Garden designed with low maintenance in mind, with paved and AstroTurf areas, enclosed within timber fencing and enjoying a sunny West facing aspect.



- Freehold
- Council Tax Band B

Approx Gross Floor Area = 884 Sq. Feet
= 82.2 Sq. Metres

