



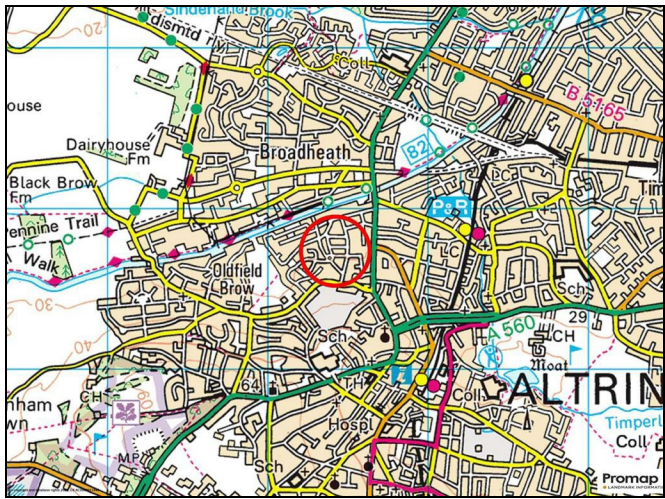
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INDEPENDENT ESTATE AGENTS

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.

www.watersons.net



INDEPENDENT ESTATE AGENTS

65 Lock Road Broadheath, Altrincham, WA14 4HQ



AN ATTRACTIVE PERIOD TERRACED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO ALTRINCHAM TOWN CENTRE AND WITH JOHN LEIGH PARK ON THE DOORSTEP. 882 SQFT

Hall. Dining Room. Lounge. Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Courtyard Garden.

Offers Over - £400,000

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in detail



An attractive Period Terraced situated within this very popular neighbourhood close to the open space of John Leigh Park, excellent local schools, the Metrolink and within easy reach of Altrincham Town Centre and the popular Market Quarter.

The property is arranged over Two Floors with the accommodation extending to some 882 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor. There are Two Double Bedrooms and a Bathroom to the First Floor.



Externally, to the front there is an on street Resident's Parking Permit scheme in place and to the rear an enclosed Courtyard Garden.

Comprising:

Canopied Porch. Entrance Hall with doors providing access to the Ground Floor Living Accommodation. Solid wood flooring.

Dining Room with wide window to the front elevation. Attractive cast iron gas living flame, coal effect fireplace to the chimney breast. Built in storage to either side of the chimney breast recess.

Lounge with window to the rear elevation enjoying views over the courtyard garden. Attractive fireplace feature to the chimney breast. Spindle balustrade staircase rises to the First Floor Landing.



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 a double oven, four ring electric hob with extractor fan over, fridge, freezer, washer dryer and dishwasher. Two windows to the side elevation and a door provides access to the courtyard.

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

Bedroom One with two windows to the front elevation. Built in wardrobe. Picture rail surround.

Bedroom Two with a window to the rear elevation.



The Bedrooms are served by a spacious Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower over, wash hand basin and WC. Tiling to the walls and floor. Built in shelving. Opaque window to the side elevation. Chrome finish heated towel rail.

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

To the rear, there is a Courtyard Garden, accessed via a door from the kitchen. The Courtyard is paved and enclosed within timber fencing and brick wall.

A gate provides access to a right of way for wheelie bins etc.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 882 Sq. Feet
= 81.9 Sq. Metres

