



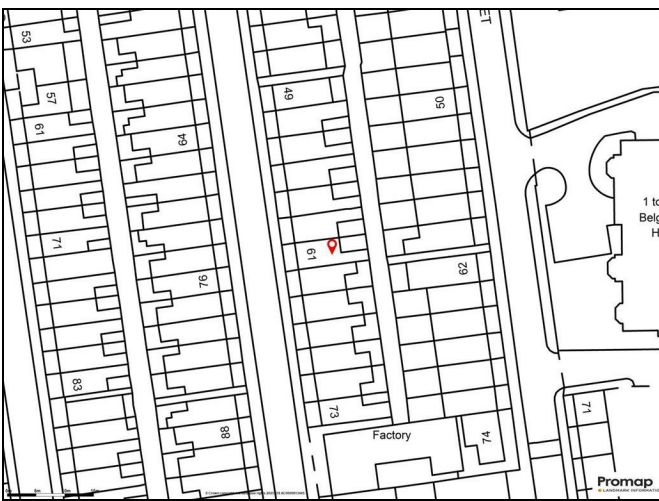
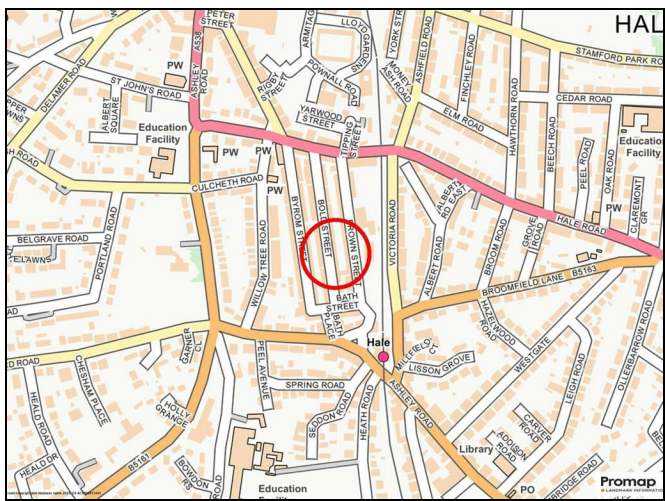
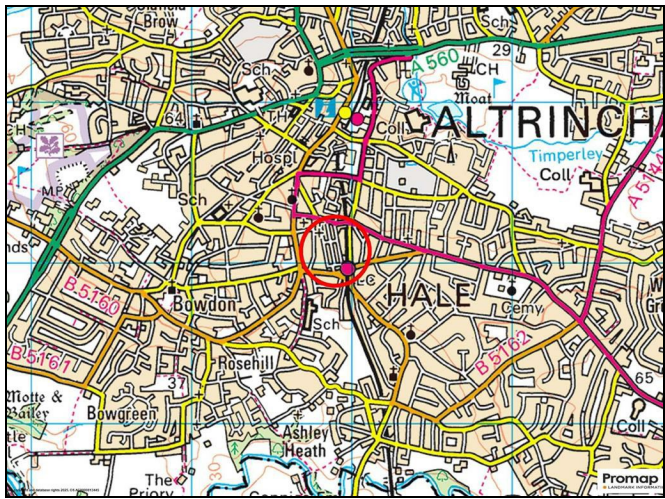
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INDEPENDENT ESTATE AGENTS

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.



INDEPENDENT ESTATE AGENTS

61 Bold Street Altrincham, WA14 2ES



A PERIOD TERRACED PROPERTY AMONG THE POPULAR 'B' STREETS WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM. READY TO MOVE IN TO WITH ADDED POTENTIAL. 813SQFT

Hall. Living/Dining Room. Extended Kitchen. Two Double Bedrooms. Shower Room. Courtyard. Permit Parking. No Chain.

£350,000

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An excellent bay fronted Period Terraced property located among the ever popular 'B' Streets within walking distance of both Hale Village and Altrincham Town Centre with a wide range of restaurants, bars and shops, popular Market Quarter and the Metrolink on the doorstep.

The property has had a range of improvements undertaken but would now benefit from further updating, particularly externally.



The accommodation is arranged over two floors extending to some 813 square feet, providing an Entrance Hall, a spacious Living and Dining Room and an extended Kitchen to the Ground Floor and Two Double Bedrooms and a Shower Room to the First Floor.

Externally, there is on road Resident's Permit Parking Scheme in place and low maintenance Courtyard to the rear.

This property is for sale with no chain.

Comprising:

Recessed Porch. Entrance Hall with wood flooring and a staircase rising to the First Floor Landing.



The Living and Dining Room is a through room with a continuation of the wood flooring from the Hall. To the Living Area there is a bay window to the front elevation, and the Dining Area has a window overlooking the Courtyard and access to useful understairs storage.

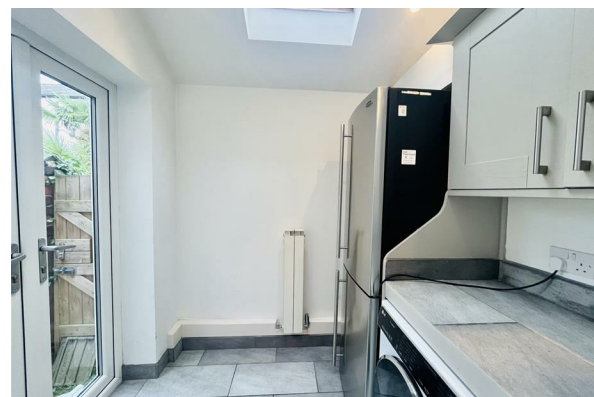
The kitchen has been extended providing two areas with windows and French doors to the courtyard in addition to a skylight window. The Kitchen is fitted with a modern range of units with granite worktops and built in appliances to include a stainless steel oven, microwave, hob, extractor fan. Ample space for additional appliances

The First Floor Landing has wood flooring that continues into the Bedrooms.

Bedroom One with window to the front elevation and built in storage cabinets.

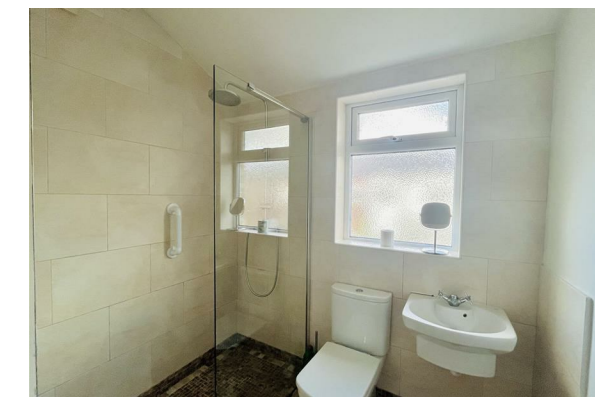
Bedroom Two with window to the rear elevation and a built in wardrobe.

The Bedrooms are served by a Shower Room with an open wet room style shower area, wash basin and WC. Window to the rear. Tiling to walls and floor.



Externally, there is an 'on road' Resident's Permit Parking Scheme in place and a garden frontage. To the rear is an enclosed Walled Courtyard. Both the front and rear outside areas need clearing. A gate gives access to the right of way for wheelie bins.

This property is offered for sale with no chain.



- 999 years from 1 March 1898
- Council Tax Band C

Approx Gross Floor Area = 813 Sq. Feet
= 75.6 Sq. Metres

