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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 6 Money Ash Road

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£525,000

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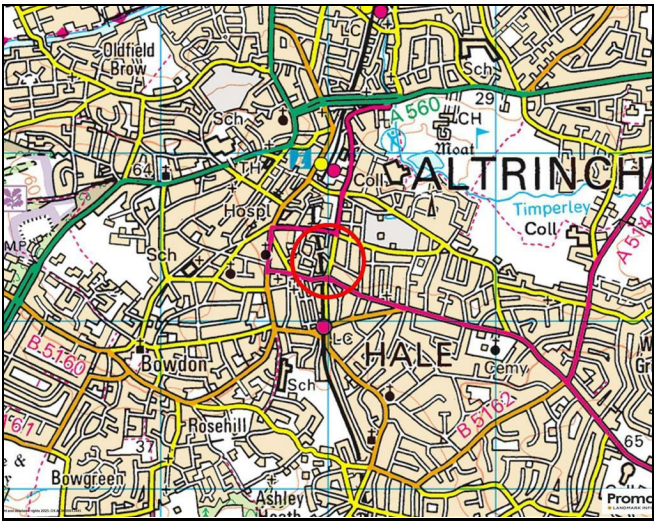
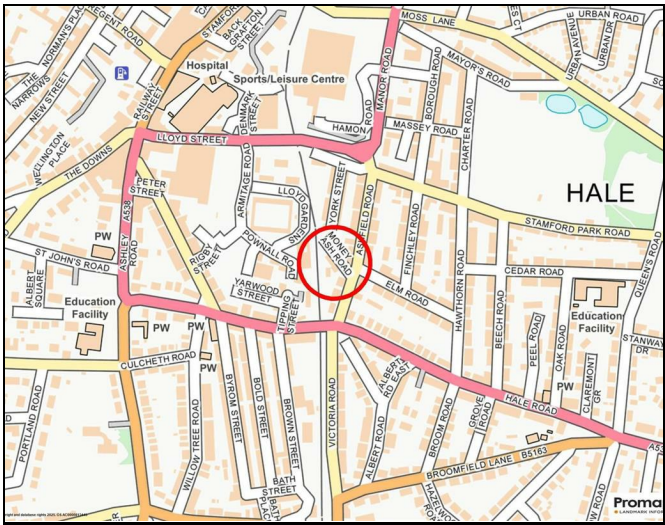
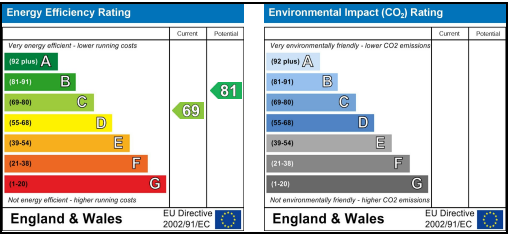
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A BEAUTIFULLY PRESENTED VICTORIAN TERRACED PROPERTY ARRANGED OVER THE FLOORS, WITH WEST FACING COURTYARD GARDEN, WALKING DISTANCE TO HALE AND ALTRINCHAM. 1258sqft.

Hall. 450sqft Open Plan Living Room/Dining Kitchen. Family Room. Utility/WC. Three Bedrooms. Stunning Bathroom. Resident Parking Scheme. No Chain.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



# in detail

A beautifully presented and recently updated and remodelled Victorian Terraced property enjoying a superb location on the fringe of the ever popular 'Tree Roads' and within walking distance of Hale Village, Altrincham Town Centre, excellent local Schools and the open space of Stamford Park. In addition, the train station the metrolink are both within easy reach.

The stylish property extends to some 1258 sqft and is arranged over three floors, comprising of a Hall and an entirely Open Plan Living Space to the Ground Floor providing three clearly defined areas of Living, Dining and Kitchen areas. To the Lower Ground Floor there is a Family Room, Utility with WC and Store. To the First Floor there are Three Bedrooms and a stunning Family Bathroom.

Externally, there is a Resident's Parking Scheme in place and to the rear there is a good sized, West facing walled Courtyard Garden well stocked borders.

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

Comprising:

Recessed Porch. Panelled door leading to a Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Stripped and stained floorboards.

450 sq ft Open Plan Living Room and Dining Kitchen, creating a fantastic and versatile space with clearly defined areas.

To the Living Area there is a double glazed UPVC window to the front elevation. Built in storage cupboard to one side of the chimney breast recess. Picture rail surround. Coved ceiling.

An opening leads through to the Dining Area with a continuation of the stripped and stained floorboards.

The Dining Room opens onto the Kitchen Area with a part vaulted ceiling with two inset electric Velux windows and an additional double glazed UPVC window to the west facing Courtyard Garden and French doors overlook and provide access to the same.

The Kitchen Area is fitted with a range of base units and wall units. A Silestone worktop to these units includes grooved drainer to the undermount stainless steel sink with mixer tap. The same product wraps around and up wall to underside of wall units. Tall units include an integrated Fridge-Freezer, stainless steel double oven, integrated microwave and pull-out, pantry style storage. The kitchen also provides an integrated dishwasher and gas hob with integrated over head extractor fan. A central island with breakfast bar accommodates extra base cupboards and an integrated wine cooler with pendant lights to above. This area consists of tile flooring and further lighting within ceiling and underside of wall units.

To the Lower Ground Floor is a Family Room with a double glazed UPVC window to the front elevation. Built in meter cupboard. Built in shelving. A door provides access to a good size useful storage cupboard.

Utility Room with space and plumbing for a washing machine and dryer. WC and wash hand basin. Tiled floor.

To the First Floor there is a spacious Landing with a double glazed UPVC window to the rear elevation. Stripped timber panelled doors provide access to Three Bedrooms and a Family Bathroom. Chrome finish LED lighting. Loft access point with pull down ladder and access to a part boarded storage space.

Bedroom One is a Double Bedroom with double glazed UPVC frame window to the front elevation. There is an attractive cast iron fireplace across a corner chimney breast.

Bedroom Two is another Double Bedroom with double glazed UPVC frame window to the front elevation.

Bedroom Three/Dressing Room is a much larger than average Third Bedroom having a double glazed UPVC frame window to the rear elevation. To the chimney breast there is an attractive cast iron fireplace feature and there are built in wardrobes to either side of the chimney breast recess providing ample hanging and storage space.

The Bedrooms are served by a stunning Family Bathroom fitted with a contemporay white suite and black fittings, comprising of a bath, walk in wet room style shower with thermostatic shower over and dual attachments, wash hand basin with built in storage and WC. Tiling to the bath area.

Externally, there is a Residents Parking Scheme in place and a low maintenance Garden frontage.

The Gardens to the rear are a particular feature with a composite decked patio area within a walled Courtyard Garden with gravelled borders. Built-in shed for garden tools and furniture cushions.

The Garden is West facing therefore enjoys a sunny aspect and is not overlooked so enjoys a private setting.

A gate gives access to a ginnel leading to the front of the property with access for wheelie bin collection etc.

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

- Freehold
- Council Tax Band C

