



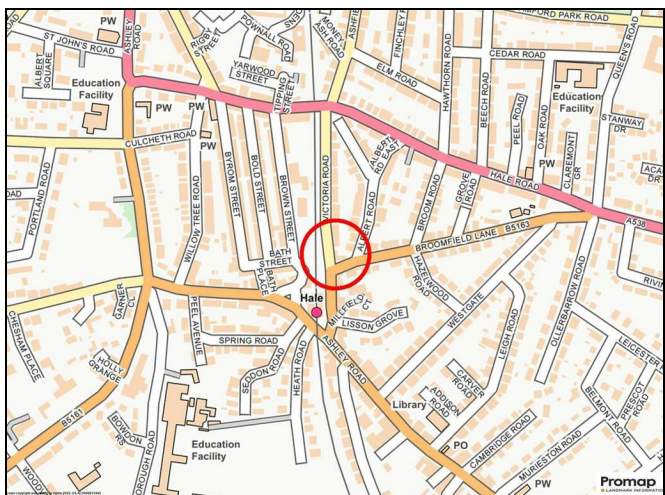
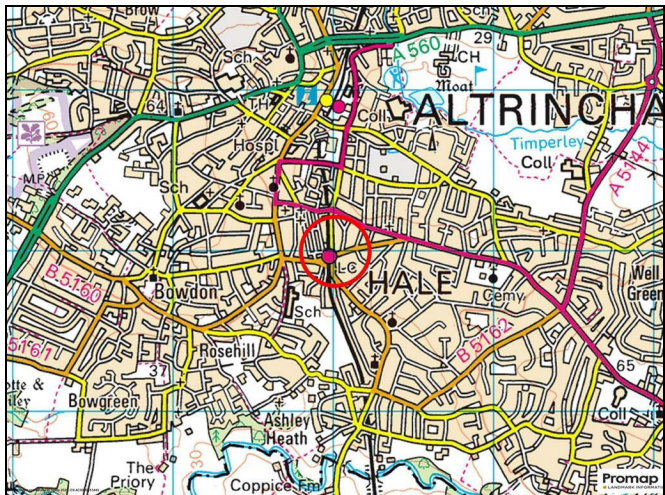
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INDEPENDENT ESTATE AGENTS

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

32 Victoria Road Hale, Altrincham, WA15 9AB



A WELL PRESENTED, BAY FRONTED VICTORIAN TERRACED PROPERTY, SUPERBLY LOCATED IN THE HEART OF HALE VILLAGE AND BENEFITTING FROM OFF STREET PARKING.

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

£500,000

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in detail



An attractive, double height, bay fronted Victorian Terraced property, superbly located right at the heart of Hale Village with its range of fashionable shops, restaurants and bars and enjoying the rare and valuable feature of off street parking for one car to the front.

The property is well presented throughout and is ready to move into with a minimum of fuss, yet at the same time offers an excellent opportunity to convert the Cellars and/or Loft subject to any necessary consent.



As it stands, the property provides a good-sized Lounge in addition to a Dining Room which is Open Plan to the Kitchen. A Cellar Chamber is currently utilised as a Utility Room and there are Two Double Bedrooms to the First Floor served by the Bathroom.

In addition to the off street parking to the front, the property has an enclosed walled Courtyard Garden to the rear. Beyond is a shared, lawned communal drying area behind the property serving houses on Victoria Road, Albert Road and Broomfield Lane.

Comprising:

Entrance Porch. Hall with staircase to the First Floor.



Lounge with shuttered bay window to the front. Corniced ceiling. Fireplace feature. Wood flooring.

Dining Room with cast iron fireplace feature and a window to the rear, open plan in design to the Kitchen with a window to the side and a glazed door giving access to the Courtyard Garden.

The Kitchen is fitted with a range of units and integrated oven, hob, extractor fan and microwave.

The Cellar Chamber has not been converted but is utilised for storage and as a Utility Space and with a lightwell window to the front.

First Floor Landing.



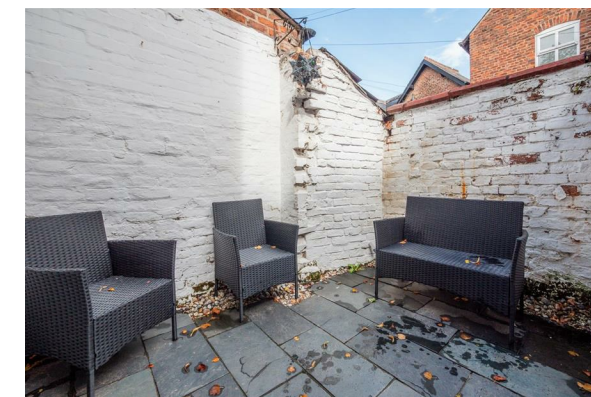
Principal Bedroom One. A superbly sized room with shuttered bay window to the front and built-in wardrobes.

Bedroom Two is a Double Bedroom overlooking the rear.

The Bedrooms are served by the Bathroom fitted with a white suite with chrome fittings providing bath with shower over, wash hand basin and WC. Window to the rear.

An excellent example of a most popular style of property in a great location.

FREEHOLD
COUNCIL TAX BAND - C



Approx Gross Floor Area = 1058 Sq. Feet
= 98.4 Sq. Metres

