



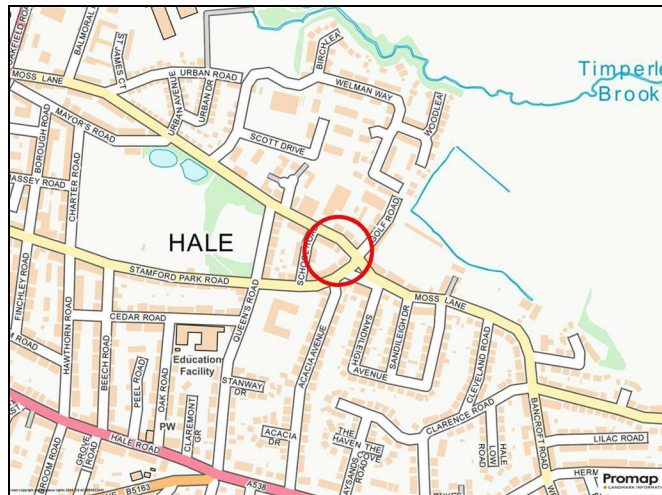
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net



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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

73  
45

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.



INDEPENDENT ESTATE AGENTS

# 118 Moss Lane Hale, Altrincham, Cheshire, WA15 8AF



**A STYLISHLY APPOINTED PERIOD SEMI DETACHED FAMILY HOME BENEFITTING FROM A DRIVEWAY, GARAGE AND SUNNY ASPECT GARDEN, WALKING DISTANCE TO EXCELLENT SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 880SQFT.**

**Hall. Lounge. Dining. Kitchen. Two Double Bedrooms. Bathroom. Driveway. Garage. South West facing Garden.**

**£450,000**



# in detail



A stylishly appointed, bay fronted Victorian Semi Detached property, well located within easy reach of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink at Altrincham Interchange and with the open space of Stamford Park and School on the doorstep.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 880 square feet with excellent specification kitchen and bathroom fittings, providing Two Reception Rooms to the Ground Floor, in addition to the Kitchen and Two Double Bedrooms served by a Family Bathroom to the First Floor.



Externally, the property benefits from off road Parking to the front and a Garden and Garage to the rear.

Comprising:

UPVC frame door with inset stained glass window. Entrance Hall with staircase rising to the First Floor. Coved ceiling. A door provides access to the Ground Floor Living Accommodation.

Door to the Dining Room which in turn leads to the Lounge, with a wide double glazed uPVC frame window to the front elevation with stained glass leaded lights. To the chimney breast there is a pebble effect, gas living flame fireplace and built in shelving and cupboards to either side of the chimney breast recess. Coved ceiling.



Dining Room with uPVC frame French doors giving access to the garden to the rear.

Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a sink unit with mixer tap over. Integrated appliances include an oven, four ring hob with extractor fan over and space and plumbing for additional kitchen appliances. Tiled floor. Double glazed uPVC frame window to the side elevation.

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

Bedroom One with two double glazed uPVC frame windows to the front elevation. Built in wardrobes to either side of the chimney breast recess. Stripped and painted floorboards.

Bedroom Two with a double glazed uPVC frame window to the rear elevation. Built in wardrobe provides excellent hanging and storage space. Stripped and painted floorboards.

The Bedrooms are served by a stylish Bathroom providing a freestanding bath, double width walk in wet room style shower with thermostatic shower and 'drench' showerhead, wash hand basin and WC. Tiling to the shower and sink areas. Panelling to the walls. Opaque double glazed uPVC frame window to the rear elevation.



Externally, the front of the property benefits from off road Parking whilst to the rear, approached via an access road from Moss Lane, there is access to the Detached Single Garage ideal for practical storage.

The Garden to the rear is laid principally to lawn with a paved patio area adjacent to the back of the house, accessed via doors from the Dining Room and enclosed within timber fencing.



The Garden enjoys a South West and therefore sunny aspect.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 880 Sq. Feet  
= 81.57 Sq. Metres

