



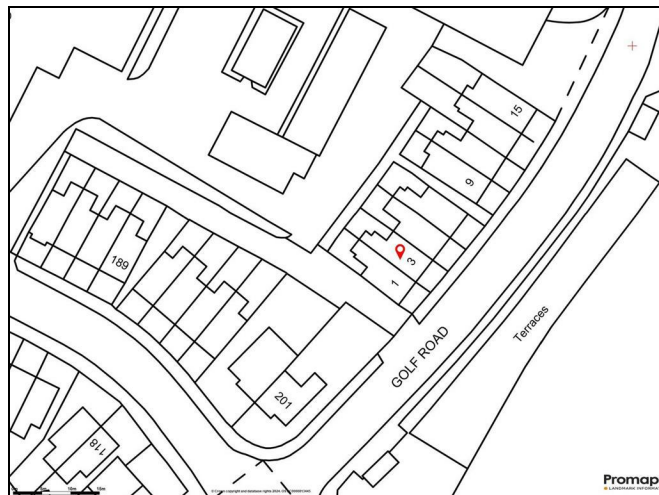
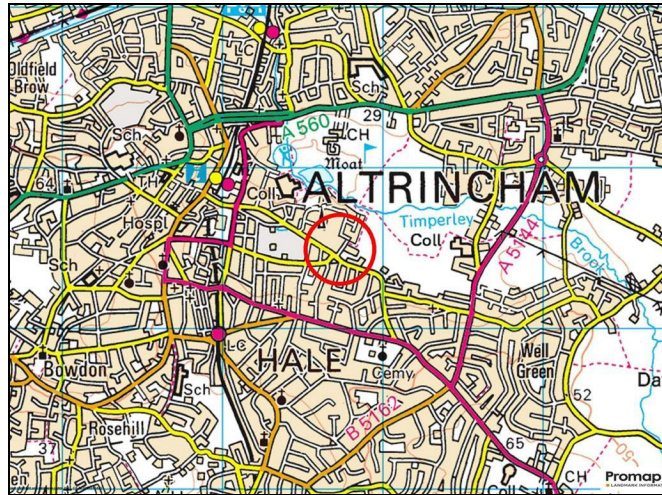
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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
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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

3 Golf Road Hale, Altrincham, WA15 8AJ



AN ATTRACTIVE, PERIOD TERRACED PROPERTY, LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO STAMFORD PARK, HALE AND ALTRINCHAM CENTRES AND THE METROLINK. 933 SQFT

Hall. Reception Room. Lounge. Kitchen. Two Double Bedrooms. Family Bathroom. Courtyard Garden. NO CHAIN!

£350,000

in detail



An attractive, bay fronted Period Terraced property located in this highly popular neighbourhood, walking distance to local shops, Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink and with Stamford Park and School literally on the doorstep.



The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Part tiled walls. Double glazed uPVC frame opaque window to the rear elevation. Wall mounted gas central heating boiler.

Externally, there is on road Parking and a Garden frontage.



An attractive, bay fronted Period Terraced property located in this highly popular neighbourhood, walking distance to local shops, Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink and with Stamford Park and School literally on the doorstep.

The well proportioned property is arranged over Two Floors with the accommodation extending to 933 square feet providing a Hall, Lounge, Reception Room and Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.

There is excellent potential to create a Loft Conversion as evidenced by neighbouring properties, subject to any necessary consents.

Externally, there is on road Parking and to the rear a paved Courtyard Garden.



To the rear, there is an enclosed, Westerly facing, paved Courtyard Garden, accessed via the door from the Kitchen. A gate provides access to a right of way.

This property is offered for sale with no chain!

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 933 Sq. Feet
= 86.6 Sq. Metres



This property is offered for sale with no chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Coved ceiling.

Reception Room with bay window with three double glazed uPVC frame windows. Picture rail surround. Coved ceiling.

Lounge with double glazed uPVC frame window to the rear elevation enjoying views over the gardens to the rear. Coved ceiling.

Kitchen fitted with a range of base units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Ample space for kitchen appliances. Double glazed uPVC frame windows to the side and rear elevations and a door provides access to the same. Access to useful under stairs storage.

To the First Floor Landing there is access to Two Double Bedrooms served by a Bathroom. Coved ceiling. Loft access point.

Bedroom One with two double glazed uPVC frame windows to the front elevation. Built in bedroom furniture providing wardrobes and cupboards.

Bedroom Two with double glazed uPVC frame window to the rear elevation.

