



25 ST. JAMES COURT, ALTRINCHAM,
CHESHIRE, WA15 8FG



First Floor
35.4sqm (394sqft) approx.

Top Floor
55.6sqm (600sqft) approx.



TOTAL FLOOR AREA: 91.0 sqm, (994 sq. ft.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency see the given.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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25 ST. JAMES COURT ALTRINCHAM



Set in a highly popular and convenient location within walking distance of Altrincham and the Metro system, this property was constructed in the mid 1990's and is well presented throughout.

Briefly the accommodation, which is spread over two floors, comprises a private entrance porch with store cupboard, stairs leading to first floor landing and a good sized living room and separate kitchen. Completing the accommodation are two good size bedrooms and a well proportioned family bathroom. Externally are dedicated parking facilities, and an external store cupboard. There are also communal gardens laid to lawn.

St. James Court is located literally within a few hundred yards walk of the Metro station and Altrincham town centre. Altrincham with its rapidly improving centre is complemented by Hale with its range of fashionable shops and restaurants. The urban motorway network and International Airport are literally on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

Proceeding from Altrincham football ground, continue for approximately 800 yards turning onto Urban Road and first left into St. James Court where the property will be found on the left hand side by our for sale board.

GROUND FLOOR

HALL

LIVING ROOM 14'9" x 10'10" (4.49 x 3.29)

KITCHEN 10'4" x 7'10" (3.14 x 2.38)

MASTER BEDROOM 12'7" x 9'8" (3.83 x 2.95)

BEDROOM TWO 10'0" x 9'4" (3.04 x 2.85)

BATHROOM



SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

