



ASHWORTH HOLME
Sales · Lettings · Property Management



8 RUTLAND ROAD, WA14 4HN
£450,000



DESCRIPTION

A FULLY REFURBISHED AND BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED WHICH FORMS PART OF A OUTSTANDING LOCATION JUST A MOMENTS WALK FROM THE VERY HEART OF ALTRINCHAM TOWN CENTRE AND WITHIN THE CATCHMENT AREA FOR OUTSTANDING LOCAL SCHOOLS INCLUDING THE GRAMMAR SCHOOLS!

This superb family home is perfect for those who are looking for a property which can be immediately enjoyed without the need for costly renovation works. Warmed by gas central heating and double glazing throughout.

The property forms part of a Rutland Road a superb location just a moments walk from the ever popular Market Town of Altrincham which boasts an array of independent shops, bars and restaurants in addition to larger stores such as Sainsbury's and Marks & Spencers. The outstanding schools Trafford is renowned for also nearby including Altrincham Grammar School for Girl and Altrincham Boys Grammar School.

NO ONWARD CHAIN

KEY FEATURES

- Traditional three bedroom semi-detached
- Excellent school catchments
- Double glazing & gas central heating
- Freehold
- Superb location close to Altrincham centre
- Open plan dining kitchen
- Ample off road parking
- No onward chain

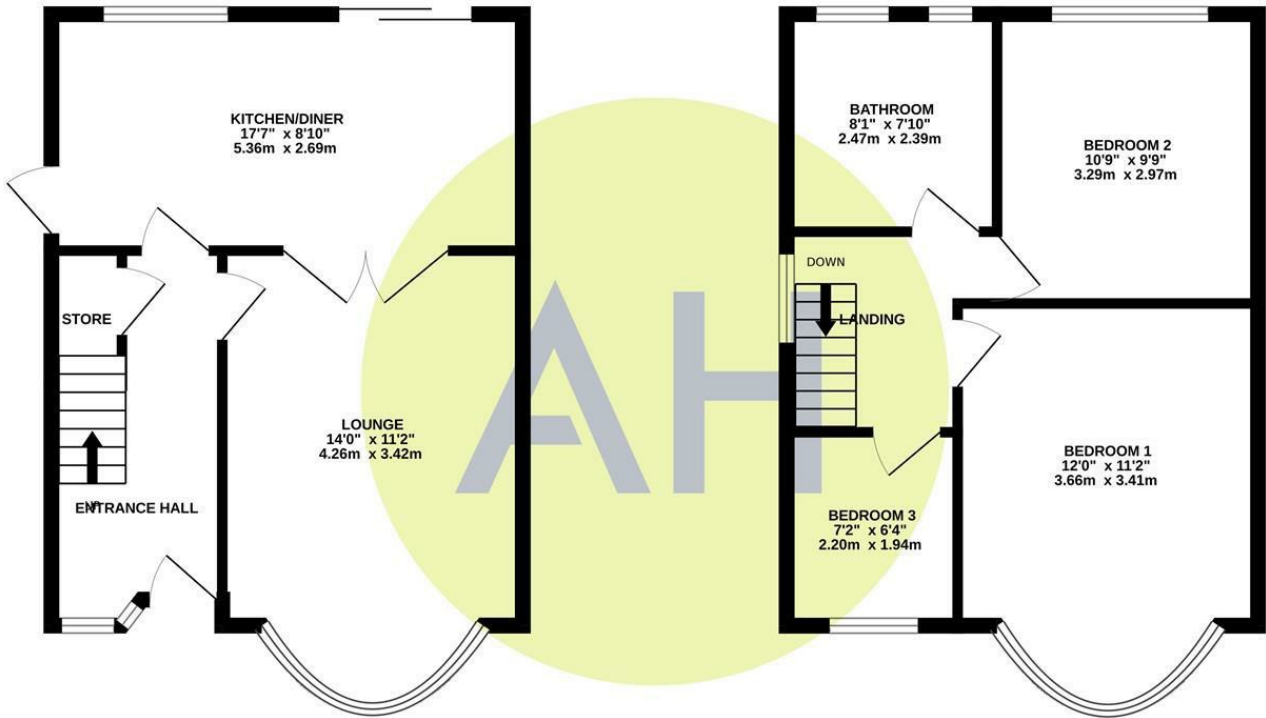






GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.
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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	
		63	84

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	



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