



ASHWORTH HOLME
Sales · Lettings · Property Management



13 WHARF ROAD, WA14 1ND
£350,000



DESCRIPTION

A HANDSOME AND CONSIDERABLY LARGER THAN AVERAGE TWO DOUBLE BEDROOM MID-TERRACE THAT FORMS PART OF A HIGHLY SOUGHT AFTER LOCATION WITHIN EASY WALKING DISTANCE OF THE METROLINK AND THE MARKET TOWN OF ALTRINCHAM.

This stunning property is presented to an excellent standard and is perfect for those who are looking for a home that can be immediately enjoyed without the cost and inconvenience of renovation works. Benefits include a spacious lounge/dining room, cellars providing lots of storage, two WELL PROPORTIONED double bedrooms, a modern and recently fitted kitchen in addition to a breathtaking family bathroom.

Double glazing and gas central heating throughout.

The property forms part of a highly convenient and sought after location which puts it within easy walking distance of incredibly popular Market Town of Altrincham with it's many independent shops, bars and restaurants. The Metrolink at Navigation Road can be reached on foot in only 8 minutes being just 0.3 of a mile away.

FREEHOLD. Trafford Council Tax Band = B.

KEY FEATURES

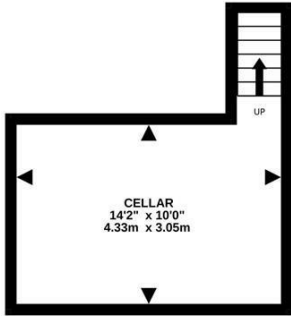
- Spacious two double bedroom terrace
- Just an 8 minute walk from Navigation Road
- Cellars providing ample storage
- Modern kitchen and bathroom
- Presented to the highest of standards
- Walking distance of Altrincham Town Centre
- Gardens to front & rear
- Freehold



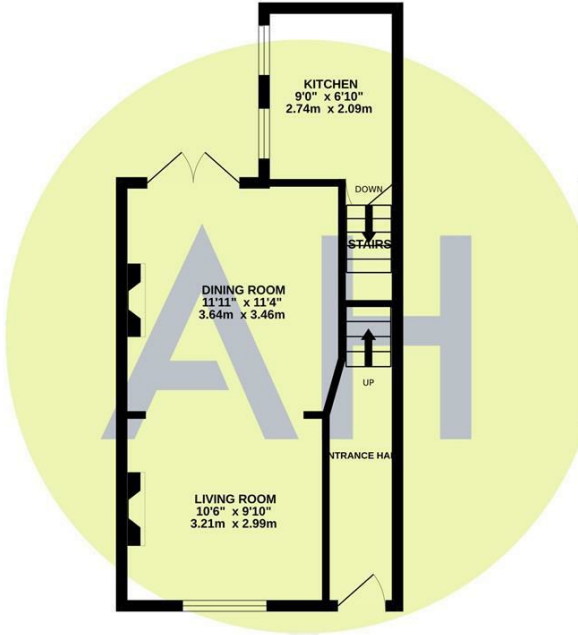




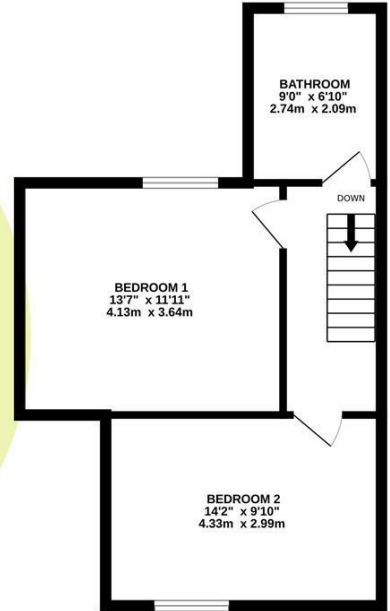
BASEMENT
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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	

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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16-18 CROSS STREET, SALE, CHESHIRE M33 7AE
 T 0161 973 6680 E INFO@ASHWORTHHOLME.CO.UK
 WWW.ASHWORTHHOLME.CO.UK



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.