



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(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	



Elm Road |
£2,750 PCM



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SALES & LETTINGS

Bedrooms 4

Bath 2

Reception 3

Parking here

Area
1607.00 sq ft

Available April



- South Facing Garden
- Two Bathrooms
- Modernised Bathrooms
- Generous Living Space
- Altrincham Town Centre

- Four Bedrooms
- Converted Basement
- End Of Terrace
- Hale Village
- Transport Links

A WELL PRESENTED FOUR BEDROOM, TWO BATHROOM VICTORIAN END OF TERRACE HOUSE..... Arranged over four floors and modernised throughout, offering deceptively generous living space. Briefly comprising: Entrance hallway, lounge, dining room and large breakfast kitchen with access to the south facing rear garden. Fully converted basement, providing additional living space or extra bedroom plus store room. To the first floor there are two well proportioned bedrooms. The primary bedroom benefits from fully fitted wardrobes and a bay window to the front elevation. An impressive Burlington bathroom suite with roll top bath, separate shower enclosure and underfloor heating completes the first floor. The loft has been comprehensively converted to provide a further two bedrooms plus shower room. A large south facing garden and patio area sit to the rear. Council tax band - D. EPC Band- D. Unfurnished. Available Immediately.

