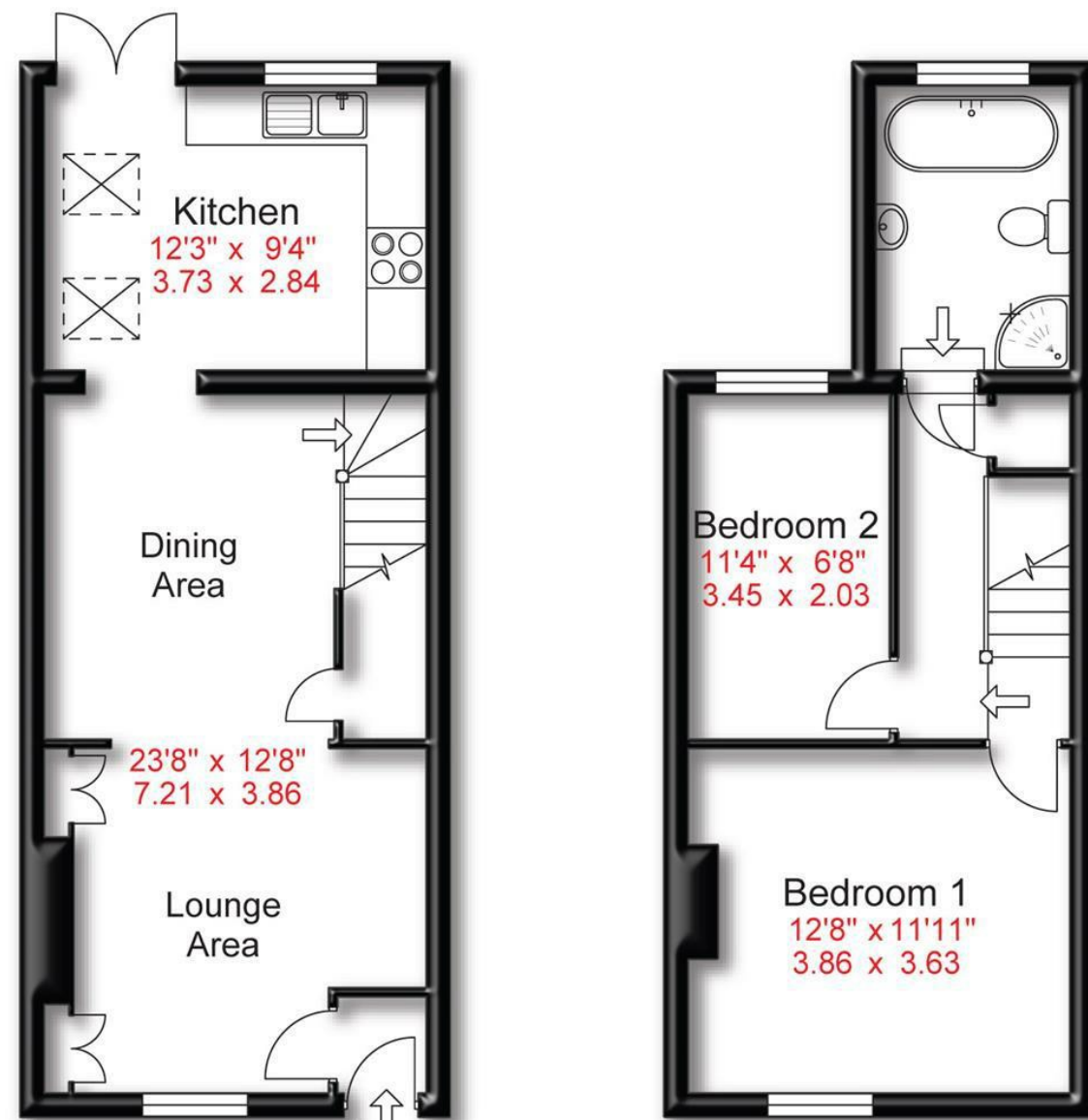


Approx Gross Floor Area = 790 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	



Beaconsfield Road |
Asking Price £325,000



SALES & LETTINGS

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Bedrooms 2



Bath 1



Reception 2



On Road Parking



Area
790.00 sq ft



Onward Chain



- A SUPERB REMODELLED AND EXTENDED VICTORIAN MID TERRACED
- Stylish Kitchen
- Two Bedrooms
- 790 sqft
- Short walk to Altrincham retail park

- Open Plan Living Space
- South Facing Garden
- Family Bathroom
- Easy access to Navigation Road Metrolink
- Fully Boarded & Insulated Loft with Pull Down Ladder

A beautifully presented, remodelled and extended Period Mid Terraced property with Salisbury Playing fields literally on the doorstep and walking distance to local Schools, shops, Navigation Road Metrolink and Altrincham Town Centre.

The stylish property is arranged over Two Floors with the accommodation extending to 750 sq ft comprising an Entrance Vestibule, Open Plan Living/Dining Room and Kitchen to the Ground Floor and Two Bedrooms and a Family Bathroom to the First Floor.

The loft is fully boarded and insulated with a pull down ladder.

Externally, to the front there is on road Parking and views over Salisbury Playing fields. The Gardens to the rear are a delightful feature with paved and decked patio areas adjacent to the back of the house. Beyond the Garden is laid to lawn with low maintenance borders with a further paved patio to the rear. A gate provides access to a right of way. The Garden enjoys a South facing therefore sunny aspect and is enclosed within timber fencing.

