



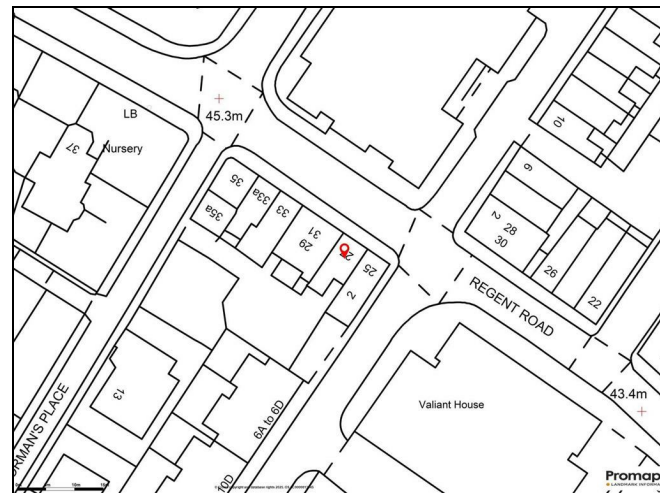
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

27 Regent Road Altrincham, WA14 1RX



A WONDERFUL, STYLISHLY PRESENTED TERRACED PROPERTY LOCATED IN THE HEART OF ALTRINCHAM TOWN CENTRE WITH THE MARKET QUARTER ON THE DOORSTEP AND BENEFITING FROM ALLOCATED PARKING. 809 SQFT

Lounge. Open Plan Dining Room and Kitchen. GFWC. Two Double Bedrooms. Two Bath/Shower Rooms. Sout West Courtyard Garden. Parking.

£400,000

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in detail



A wonderful opportunity to join in the Altrincham Town Centre and Market Quarter lifestyle in this beautiful Georgian Terraced property updated and remodeled to provide a well proportioned stylishly appointed home.

Unlike most Terraced properties it benefits from having Off Street Parking within a shared Parking Area to the rear of the property and has a South West facing Courtyard Garden enjoying sun throughout the day and into the evening.



The accommodation extends to approximately 800 square feet arranged over Two Floors with a panelled entrance door with fanlight window above leading directly into the spacious Lounge with wood finish flooring that continues throughout the whole of the Ground Floor and having a reproduction working sash window to the front.

A staircase leads to the First Floor whilst an opening leads to the Dining Area with window to the rear and is Open Plan in design to the Kitchen which is fitted with a range of wood laminated fronted units with integrated oven, hob, extractor fan, fridge, freezer, washing machine and slimline dishwasher. There are sliding patio doors and a window to the Courtyard Garden.



There is a Ground Floor WC positioned off the Dining Area.

First Floor Landing with wood paneled doors to the Bedroom Accommodation.

The Principal Double Bedroom is of an excellent size with a reproduction working sash window to the front and built in wardrobes and this Bedroom is served by the stylishly appointed En Suite Shower Room with a large shower cubicle.

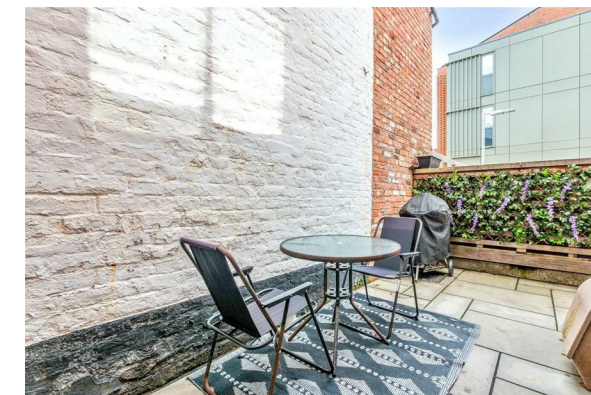
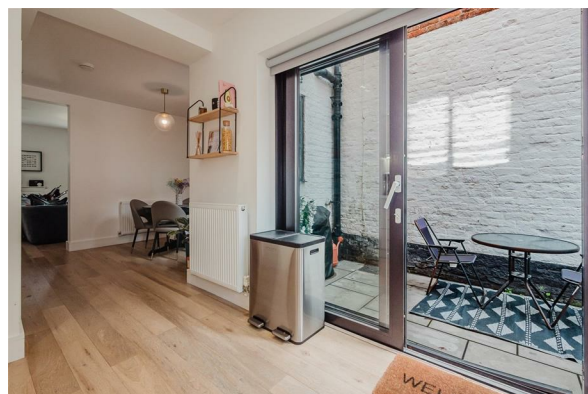
There is a Second Double Bedroom with an aspect over the rear Courtyard and Parking Area served by the adjacent Family Bathroom with shower over the bath and a window to the rear.

Externally, accessed via Normans Place there is vehicle access to a Parking Area positioned directly to the rear of the row of Cottages, with One Reserved Parking space with EV charger serving 27 Regent Road.

There is a gate from here to the South West facing Courtyard Garden, accessed via the patio doors from the kitchen. Within this area there is also useful built in recycling/bin storage

A stylishly appointed property in a fantastic Town Centre location, providing the perfect professional couple lifestyle.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 809 Sq. Feet
= 75.2 Sq. Metres

