



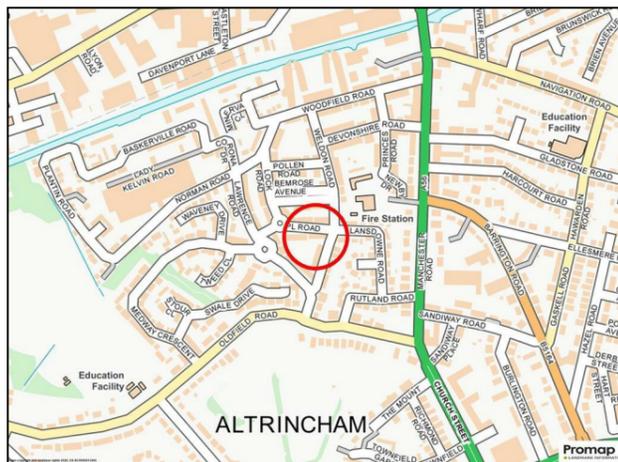
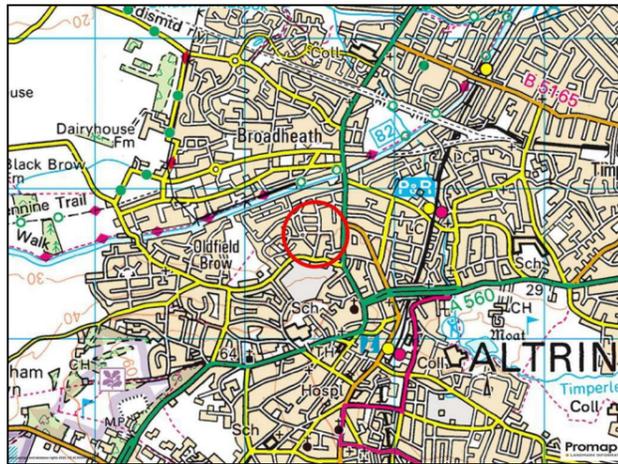
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INDEPENDENT ESTATE AGENTS

# 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		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			
		81	23
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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.



WATERSONS

INDEPENDENT ESTATE AGENTS

# 9 Place Road Broadheath, Altrincham, WA14 4HH



**AN ATTRACTIVE VICTORIAN TERRACE PROPERTY LOCATED WITHIN THE POPULAR LINOTYPE CONSERVATION AREA, CLOSE TO ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK, NOW REQUIRING FULL MODERNISATION, OFFERING AN EXCITING RENOVATION PROJECT. 901SQFT**

**Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Permit Parking. Courtyard Garden. No Chain.**

**£325,000**

# in detail



A superb opportunity to acquire an attractive, Three storey Victorian Terrace property located within the popular Linotype Conservation Area and within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. In addition, the open space of John Leigh Park is on the doorstep and the TransPennine Way and canal walks nearby.

The property is in need of complete modernisation and has accommodation arranged over Three Floors extending to 1000 square feet.

To the Ground Floor, the original Entrance door leads to an Entrance Vestibule to the Lounge, with window to the front.

Door to the Inner Lobby with staircase to the First Floor and a further door to the Dining Kitchen fitted with original Pantry cupboards and with window and door to the garden, a further walk-in Pantry and a sink and base unit.

Over the Two Upper Floors are Three Bedrooms, Two Double and a Single, all with cast iron fireplaces. The Bathroom is accessed via the Third Bedroom.

Externally, there is on street resident Permit Parking. The property enjoys a Garden frontage and to the rear, there is an enclosed, part lawned, Courtyard style Garden with brick built Garden stores.

An excellent opportunity with superb potential and offered for sale with no chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 901 Sq. Feet  
= 83.7 Sq. Metres

