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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

65 Sinderland Road

Broadheath, Altrincham, Cheshire, WA14 5JJ



£500,000





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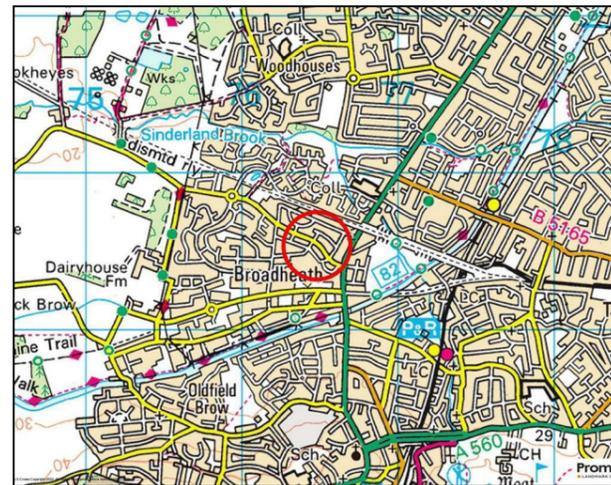


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|---------|--|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (92-100) A | | | (02-10) A |
| (81-91) B | | | (11-17) B |
| (69-80) C | | | (18-29) C |
| (55-68) D | | | (35-40) D |
| (39-54) E | | | (45-54) E |
| (21-38) F | | | (55-59) F |
| (1-20) G | | | (61-90) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |

England & Wales EU Directive 2002/91/EC



Overview

A STUNNING, REFURBISHED, REMODELLED AND EXTENDED PERIOD END TERRACE ARRANGED OVER FOUR FLOORS, WALKING DISTANCE TO ALTRINCHAM RETAIL PARK AND WITHIN AN EASY REACH OF SCHOOLS, THE METROLINK AND ALTRINCHAM TOWN CENTRE.

Porch. Hall. Lounge. Open Plan Dining Room and Live In Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Cellars. Driveway. Garden. Garden Store.



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.

in detail

A stunning, refurbished, remodelled and extended bay fronted period End Terraced property positioned in this popular location, with local convenience shops on the doorstep, in addition to Altrincham Retail Park and Altrincham Town Centre and within walking distance of Navigation Road Metrolink.

The beautifully presented property offers spacious and versatile accommodation, arranged over Four Floors, extending to some 1679 square feet, providing a Hall, WC, Lounge, Dining Room and Open Plan Breakfast Kitchen to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

To the Lower Ground Floor there is an unconverted Cellar Chamber which the current owners use as a utility area.

Externally, there is a gravel Driveway providing off road Parking and low maintenance Gardens to the side and rear. Detached Garden Room/Garage with door and window overlooking the gardens.

Comprising:

Enclosed Porch with opaque windows to the side elevation. Tiled floor.

Entrance Hall with staircase rising to the First Floor. Double doors lead to the Ground Floor Living Accommodation.

Lounge with bay window to the front elevation. Additional window to the side elevation. To the chimney breast there is a cast iron multi fuel burner.

Ground Floor WC fitted with a contemporary white suite and chrome fittings, providing a wash hand basin with built in storage and WC. Tiling to the floor. Tiling to the sink area.

Impressive Open Plan Dining Room and Live In Breakfast Kitchen. Dining Area with window to the side elevation.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. The units incorporate an island unit with space for breakfast bar stools. Wall mounted gas central heating boiler housed within the units. French doors overlook and provide access to the gardens to the rear. Two windows to the side elevation. Access to useful under stairs storage.

To the Lower Ground Floor is an unconverted Cellar Chamber used by the current owners as a utility area.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with window to the front elevation.

Bedroom Two with window to the side elevation.

Bedroom Three with opaque window to the rear elevation.

The Bedrooms are served by a contemporary Family Bathroom, fitted with a white suite and chrome fittings, providing a double ended bath, enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Chrome finish heated towel radiator. Window to the side elevation.

To the Second Floor Landing there is a window to the rear elevation, and a door provides access to:

Principal Bedroom Four with window to the rear elevation. Walk in wardrobe with inset for Velux window. Built in cupboard.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Inset Velux window. Chrome finished heated towel rail.

Externally, there is a gravelled Driveway providing off road Parking. The gardens to the rear are designed with low maintenance in mind with paved and astro turfed areas. The Garden is South facing, therefore enjoys a sunny aspect.

Detached Garden Room with door and window overlooking the gardens.

- Freehold
- Council Tax Band C

