



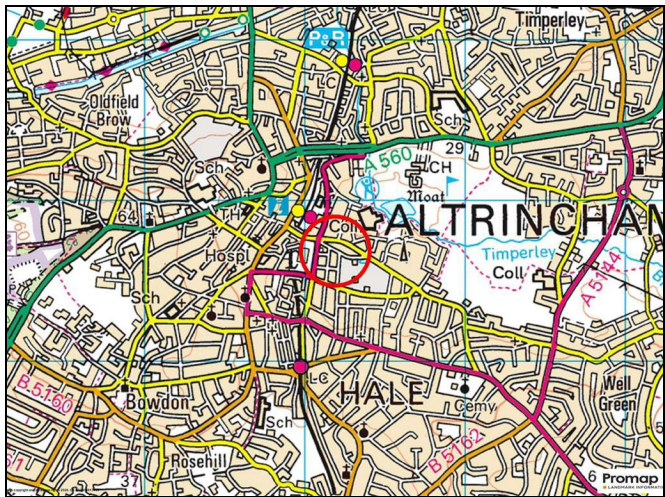
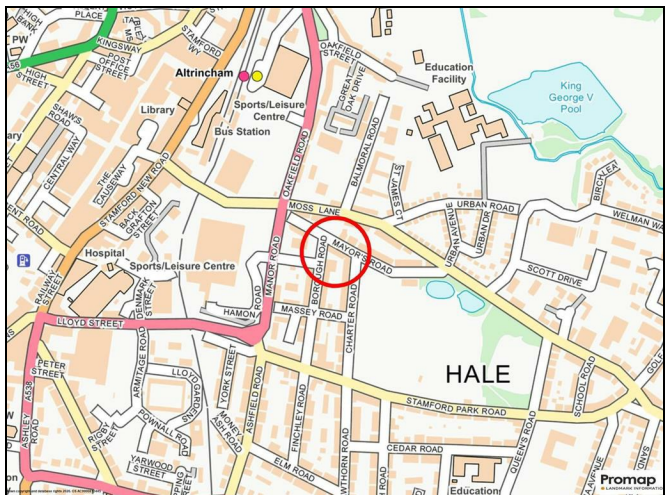
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 the 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

10 Mayors Road Altrincham, WA15 9RP



AN ATTRACTIVE PERIOD TERRACE PROPERTY ARRANGED OVER FOUR FLOORS, IDEALLY POSITIONED WITHIN A MOMENTS FROM STAMFORD PARK AND SCHOOL AND WITHIN DISTANCE OF ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1390QFT

Hall. Lounge. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Cellars. Permit Parking. Sunny Garden. No Chain.

£575,000

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in detail



An attractive bay fronted, Four Bedroom, Two Bath/Shower Room period Terraced home in a highly sought after location, this spacious property enjoys a prime position with Stamford Park and Stamford Park School on the doorstep. Altrincham Town Centre, the vibrant Market Quarter, excellent amenities and the Metrolink are all within easy walking distance, making it ideal for families and commuters alike.



An attractive bay fronted, Four Bedroom, Two Bath/Shower Room period Terraced home in a highly sought after location, this spacious property enjoys a prime position with Stamford Park and Stamford Park School on the doorstep. Altrincham Town Centre, the vibrant Market Quarter, excellent amenities and the Metrolink are all within easy walking distance, making it ideal for families and commuters alike.

Arranged over Four Floors and extending to approximately 1390 square feet the accommodation combines character features with practical living space.

The Entrance Hall leads to a bright bay fronted Lounge featuring a cast iron living flame gas fireplace. Picture rail surrounds and stripped wooden floorboards.

There is a generous Open Plan Dining Kitchen with French doors opening onto the garden.



The Kitchen is fitted with a range of base and eye level units, granite worktops, an inset stainless steel sink. Integrated double oven, four ring gas hob, extractor hood and space for additional appliances. Built in pantry cupboards complete the space.

The Lower Ground Floor Cellars have plaster boarded walls and ceilings, providing useful additional accommodation. It includes a Cellar Room with Utility cupboard and a separate WC.

The First Floor offers Two spacious Double Bedrooms, both with attractive fireplaces, while the Principal Bedroom also benefits from fitted wardrobes.

A stylish Family Bathroom features a double ended bath, walk in wet room style shower, wash basin with storage and WC.

The Second Floor provides Two further Bedrooms.

Bedroom Three enjoys a Velux window and a modern En Suite Shower Room, while Bedroom Four overlooks the rear garden and includes fitted wardrobes and an original fireplace.

Externally, residents benefit from an on street Parking Permit scheme and an attractive low maintenance front garden.



To the rear, the West facing Garden enjoys afternoon and evening sunshine, with a decked seating area leading onto an artificial lawn bordered by mature plants, shrubs and trees.

A rear gate provides access to a right of way.



Offered for sale with no onward chain, this charming period home combines generous accommodation, original character and an excellent location close to schools, parks and Altrincham's many amenities, making it an outstanding opportunity for a wide range of buyers.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1390 Sq. Feet
= 129.1 Sq. Metres

