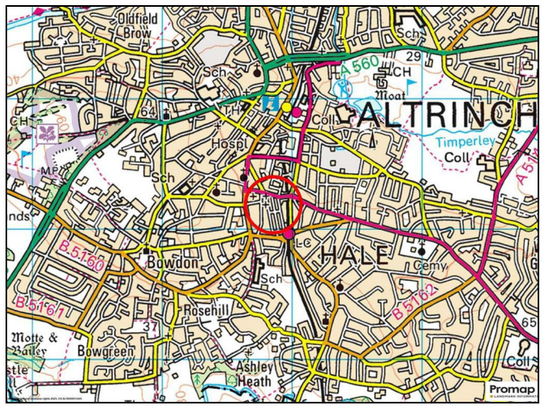
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

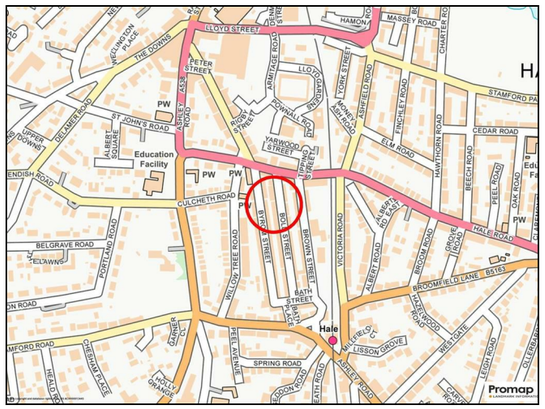
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

WATERSONS
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location

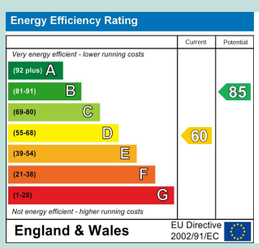


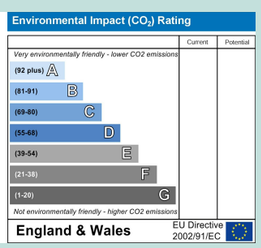




energy efficiency

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





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
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15 Bold Street

Altrincham, WA14 2ER



A CHARMING BAY FRONTED VICTORIAN END TERRACE LOCATED ON THE HIGHLY SOUGHT AFTER 'B' STREETS, WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE 1017SQFT.

Lounge. Dining Room. Kitchen. WC. Two Bedrooms. Bathroom. Cellars. Permit Parking. Courtyard. No Chain!

£370,000

www.watersons.net

in detail





An attractive bay fronted Victorian End Terraced property located among the highly popular 'B' Streets, walking distance to Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.



The property is arranged over Three Floors Three Floors with the accommodation extending to some 1017 square feet, including Cellars offering excellent potential to convert subject to consents, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Two Double Bedrooms served by a Bathroom to the First Floor.

Externally, there is an on street Resident's Permit Parking Scheme in place and to the rear, an enclosed West facing Courtyard Garden and brick built outbuilding within which there is scope to extend the kitchen.

This property is ready to move in to yet also offers excellent potential to improve and is offered for sale with no chain.
Comprising:



Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Lounge with angled bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature. Built in cabinet to the chimney breast recess.

Dining Room with window to the rear elevation overlooking the courtyard garden. Built in pantry cupboard.

Kitchen fitted with a range of white laminate base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit. Inegrated oven, hob, extractor fan, and fridge freezer. Space for washing machine. Window to the side elevation and a door provides access to the same



To the First Floor Landing there is access to Two Double Bedrooms served by a Bathroom.

Bedroom One with a cast iron fireplace and a window to the front elevation.

Bedroom Two is another Double Room with a window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a white suite with shower end bath, wash hand basin and WC. Tiling to the walls. Opaque window to the rear elevation.

There is a large cellar chamber offering excellent potential to convert subject to consents.





Externally, there is an on street Resident's Permit Parking Scheme in place and to the rear, an enclosed Courtyard Garden enjoying a West facing aspect.

This property is offered for sale with no chain.

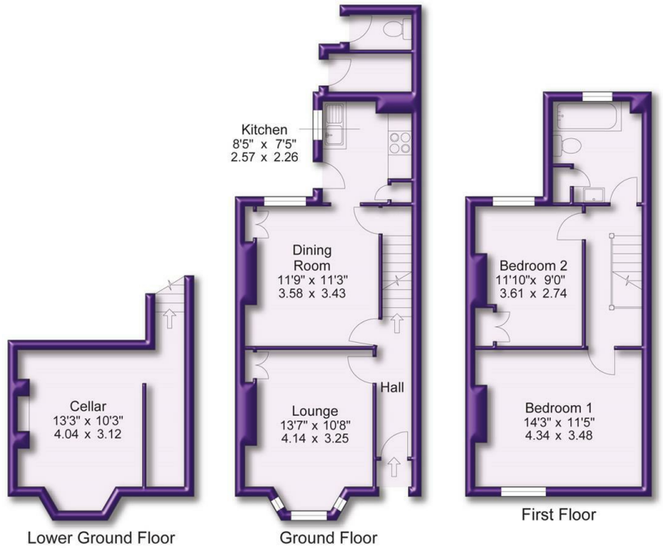


- Leasehold - 999 years from 1 September 1887
- Council Tax Band C





Approx Gross Floor Area = 1017 Sq. Feet
= 94.5 Sq. Metres



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