



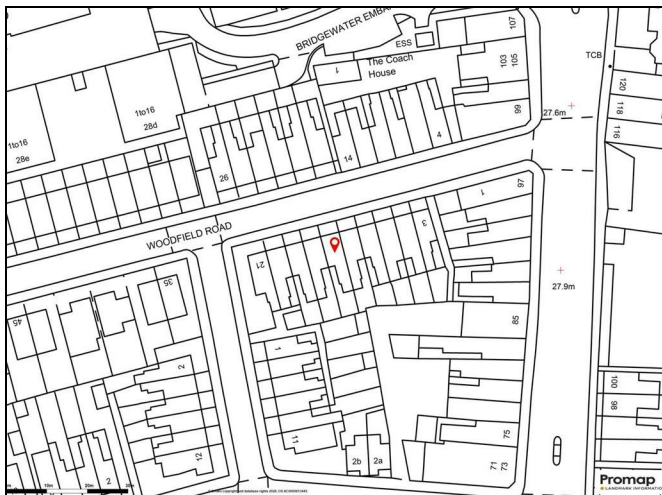
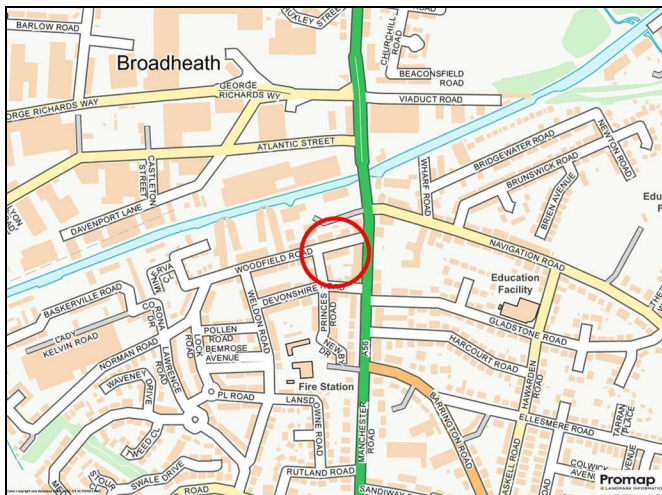
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INDEPENDENT ESTATE AGENTS

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			
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.



INDEPENDENT ESTATE AGENTS

13 Woodfield Road Broadheath, Altrincham, WA14 4ET



A BEAUTIFULLY PRESENTED, EXTENDED AND REMODELLED PERIOD TERRACED HOME, IDEALLY LOCATED WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS, NAVIGATION ROAD METROLINK AND CLOSE TO ALTRINCHAM TOWN CENTRE. 1378SQFT

Hall. Lounge. Open Plan Dining Kitchen. Utility. WC. Three Bedrooms. Study. Family Bathroom. Cellar Chamber. Gardens. Permit Parking.

£465,000

in detail



A beautifully presented, extended and remodelled, period Terraced property located in this popular neighbourhood, within walking distance of local schools, shops, Navigation Road Metrolink and close to Altrincham Town Centre, its amenities and the popular Market Quarter.

The superbly proportioned property is arranged over Four Floors with the accommodation extending to some 1378 square feet providing a Hall, Lounge, Open Plan Dining Kitchen, Utility and WC to the Ground Floor and there are Three Bedrooms plus a Study and Family Bathroom to the Two Upper Floors.



To the Lower Ground Floor are the Cellars which are ripe for conversion and provide an incoming purchaser an opportunity to convert to create additional living accommodation, subject to up to date building regulations.

Externally, there is a Resident's on street Parking Permit scheme in place and low maintenance Gardens to the rear enjoying a South facing aspect.

Comprising:
Entrance Hall with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation.

Lounge with wide window to the front elevation. To the chimney breast there is a log burning stove with tiled hearth. Built in display shelving to either side of the chimney breast recess.



Impressive Open Plan Dining Room and Kitchen with clearly defined areas. To the Dining Room, there is a window enjoying views over the Courtyard Garden to the rear.

The Kitchen Area is fitted with an extensive range of contemporary 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 an oven, combination oven, four ring induction hob and extractor fan over, fridge, freezer and dishwasher. A window overlooks the side elevation, and a door provides access to the same.

Utility Room with vaulted ceiling and inset Velux window. Two additional windows to the rear and side elevations. Built in units with worktop over and there is space and plumbing for a washing machine and tumble dryer. Tiled floor.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a wash hand basin and WC. Tiling to the sink area. Tiled floor.

To the First Floor Landing there is access to Two Double Bedrooms, a Study and Family Bathroom. A staircase rises to the Second Floor.

Bedroom One with a window to the front elevation. Built in shelving to either side of the chimney breast recess.

Bedroom Two with a window to the rear elevation enjoying views over the gardens. Built in understairs storage.



Study with opaque window to the side elevation. Wall mounted, gas central heating boiler.



The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and black fittings, providing a bath with thermostatic shower over with dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors. Window to the rear elevation. Built in storage cupboard. Extractor fan. Underfloor heating.



Second Floor Landing with access to Bedroom Three. Inset Velux window.

Bedroom Three with sloping ceilings and inset Velux window. Access to roof void storage. Built in cupboard.

Externally, there is a paved frontage with stocked border.

To the rear, there is a paved patio area adjacent to the back of the house accessed via the door from the Kitchen. Beyond, the Garden is laid to AstroTurf and enclosed within timber fencing and brick walling. The Garden is South facing, therefore enjoys a sunny aspect

- Freehold
- Council Tax Band B

