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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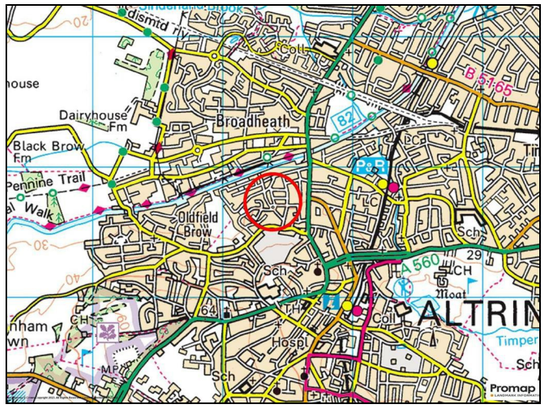
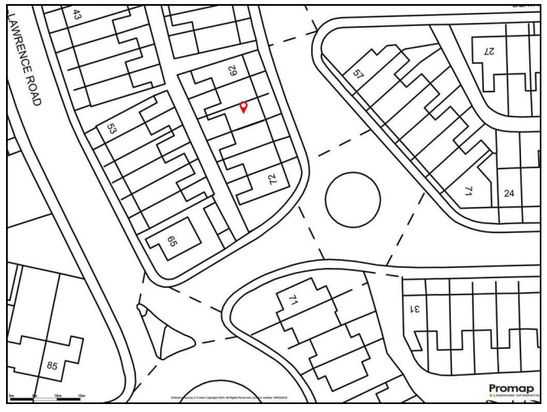
# location

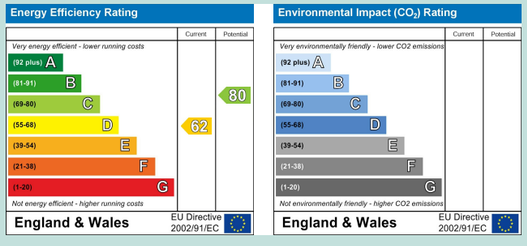



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right into the continuation of Ashley Road, and over the mini roundabout towards Altrincham Town Centre. Proceed through the next set of traffic lights into Railway Street, which becomes Stamford New Road, passing through more traffic lights past the Bus and Train Station on the right. At the next set of traffic lights, turn left onto Church Street towards the Cresta Court Hotel, turning right at the next set of traffic lights onto the main A56 Chester Road. Take a left turning at the Wheatsheaf Public House opposite the George and Dragon Hotel onto Oldfield Road. Take the second right turning into Weldon Road and at the next roundabout take the second exit into Lawrence Road, and turn immediately right into Place Road. At the roundabout turn left into Lock Road and the property will be found almost immediately on the left hand side.




# 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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# 66 Lock Road

## Broadheath, Altrincham, Cheshire, WA14 4HD

**A RECENTLY UPDATED AND IMPROVED PERIOD TERRACED PROPERTY LOCATED IN A POPULAR NEIGHBOURHOOD CLOSE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 751SQFT**

**Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Gardens. No Chain!**

**£325,000**

www.watersons.net

# in detail

A fantastic opportunity to acquire this attractive Victorian Terraced property located within the popular Linotype Conservation Area and ready to move into with the minimum of fuss, having been recently benefitted from new kitchen and bathroom fittings, redecorating and carpeting.

The location is ideal with the open space of John Leigh Park on the doorstep and within walking distance to Altrincham Town Centre, the popular Market Quarter and Metrolink.

The property offers a spacious Lounge to the Ground Floor, in addition to a Dining Kitchen with storage space off.

To the First Floor are Two excellent Double Bedrooms served by a particularly large Bathroom.

Externally, the property enjoys a Garden frontage and to the rear there is a reasonable lawned Garden area with useful brick built outbuilding and storage.

A fantastic opportunity to in this enormously popular location, offered for sale with No Chain.

Comprising:

Entrance door to Entrance Vestibule with wood finish door to the:

Lounge with a wide window to the front. Attractive Victorian fireplace feature. Original stripped timber finish Pantry and storage cupboards.

Dining Kitchen with door and window to the rear. The Kitchen is fitted with range of laminated fronted units with integrated oven and hob. Useful under stairs pantry storage. LED lighting.

An opening with a staircase turns to the First Floor Landing serving the Bedrooms and Family Bathroom.

Bedroom One is a Double Room with a window to the front and cast iron fireplace.

Bedroom Two is another Double Room with a wide window to the rear. Cast iron fireplace. A door conceals a wardrobe/storage space.

The Bedrooms are served by a Family Bathroom fitted with a white suite of bath with shower over, wash hand basin and WC. Window to the front. Cast iron fireplace feature.

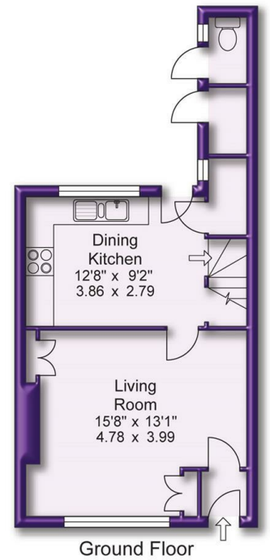
Externally, the property enjoys a Garden frontage with mature hedging and to the rear there is a stone paved path and patio enclosing a lawned Garden area with useful brick built outbuilding/storage/Gardeners WC.

An excellent property in a really popular location, offered for sale with no chain.

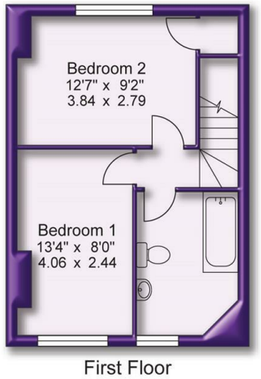
AGENTS NOTE – A structural engineers report has been undertaken on this property to confirm the structural stability – a copy of which is available on request.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 751 Sq. Feet
= 69.8 Sq. Metres




Ground Floor




First Floor



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