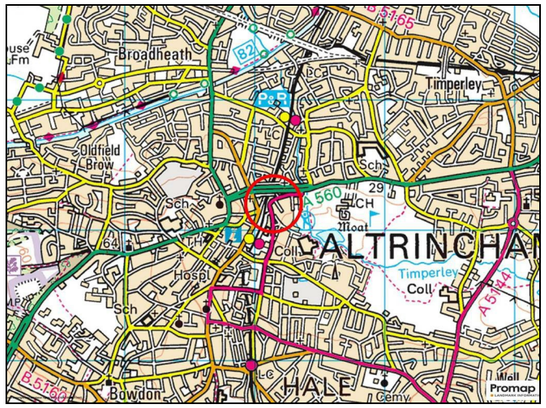
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

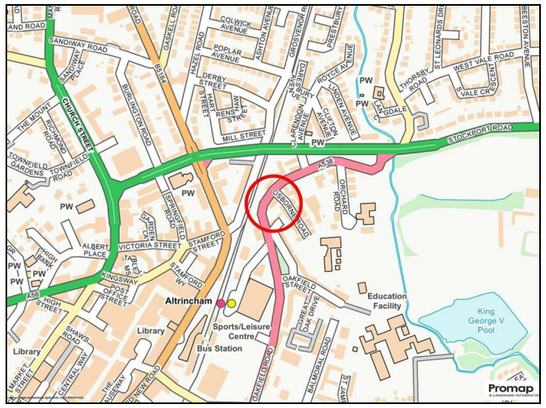
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

WATERSONS
INDEPENDENT ESTATE AGENTS

location

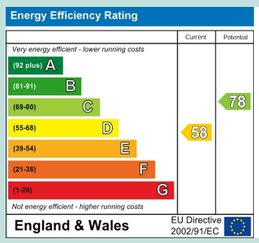


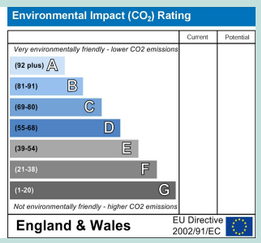




energy efficiency

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





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 Stockport Road

Altrincham, Cheshire, WA15 8ET



A SUPERBLY PROPORTIONED, BEAUTIFULLY PRESENTED, UPDATED AND IMPROVED PERIOD TERRACE PROPERTY LOCATED IN A POPULAR AREA, WALKING DISTANCE TO EXCELLENT SCHOOLS, METROLINK AND ALTRINCHAM TOWN CENTRE. 1349SQFT

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Two Bath/Shower Rooms. Low maintenance Gardens. No Chain!

£450,000

www.watersons.net

in detail



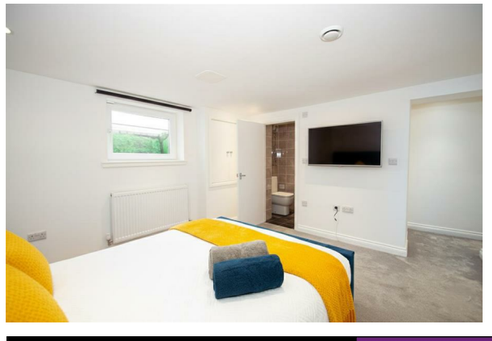


A superbly proportioned, updated and improved period Terraced property located in a popular area within walking distance to excellent schools, Metrolink, Altrincham Town Centre, all its amenities and the popular Market Quarter.

The beautifully presented property is arranged over Three Floors, with the accommodation extending to some 1349 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Two Bedrooms served by a Family Bathroom to the First Floor.







To the Lower Ground Floor are the Converted Cellars which are currently used as Bedroom Three with an En Suite Shower Room however could be used as a Home Office.

Externally, there is low maintenance paved courtyard enjoying a sunny aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:
Entrance Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor. Picture rail surround.

Lounge with uPVC double glazed window to the front elevation. Electric fireplace to the chimney breast. Picture rail surround.

Dining Room with uPVC double glazed window to the rear overlooking the courtyard.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel oven, four ring hob with extractor fan over and there is space for additional kitchen appliances. Two windows to the side and rear elevations and a door provides access to the same.

To the Lower Ground Floor is a Double Bedroom and En Suite Shower Room.

Bedroom Three with uPVC double glazed window to the front elevation. Built in meter cupboard. This room enjoys an En Suite Shower room fitted with a modern white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower and glazed door, wash and basin with built in storage below and WC. Tiling to the walls. Chrome finished heated towel rail.

To the First Floor Landing there is access to Two Double Bedrooms served by a spacious Family Bathroom. Loft access point with pull down ladder.

Bedroom One with two uPVC double glazed windows to the front elevation. Picture rail surround.

Bedroom Two with double glazed window to the rear elevation. Coved ceiling.





The Bedrooms are served by a spacious Family Bathroom fitted with a double ended bath, walk in wet room style shower, sink with built in storage below and WC. Extensive tiling to the walls and floors. Opaque uPVC window to the rear elevation.

Externally, the front of the property is paved for ease of maintenance. To the rear, there is a paved Courtyard Garden enclosed within brick walling and enjoying a sunny aspect.







This property is offered for sale with no chain and could be moved into with a minimum of plus.

- Freehold
- Council Tax Band C



www.watersons.net