



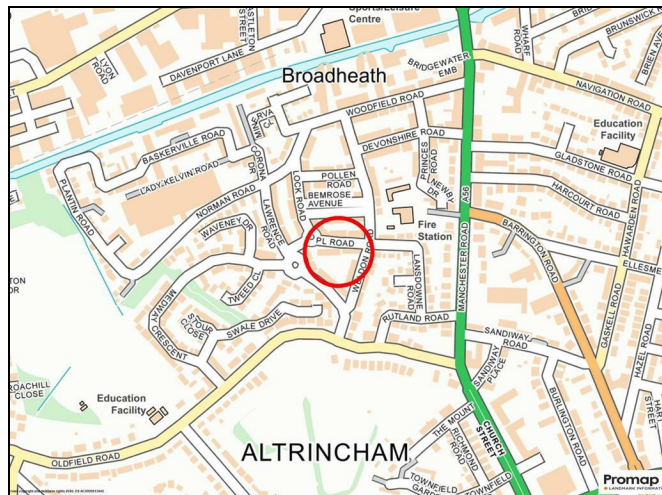
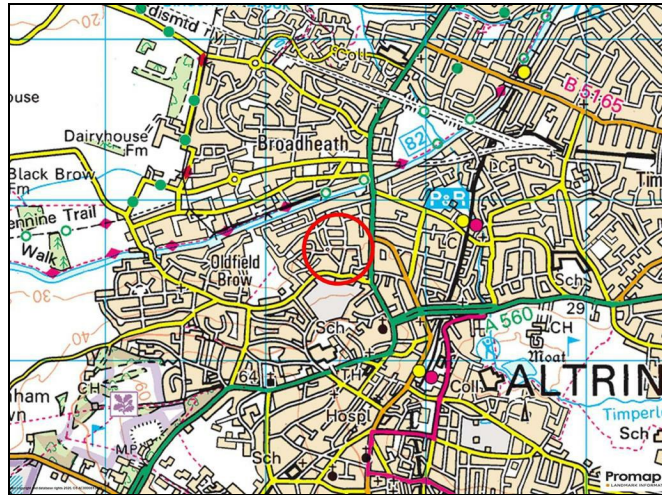
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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.



INDEPENDENT ESTATE AGENTS

17 Place Road Broadheath, Altrincham, WA14 4HH



A WELL PRESENTED PERIOD MID TERRACED PROPERTY IN A POPULAR LOCATION CLOSE TO JOHN LEIGH PARK, EXCELLENT SCHOOL AND ALTRINCHAM TOWN CENTRE. 797SQFT

Entrance Vestibule. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Sunny Courtyard Garden.

£325,000

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in detail



An attractive Period Mid Terraced located in this very popular neighbourhood with the open space of John Leigh Park on the doorstep and within walking distance of excellent local schools and shops and within easy reach of Altrincham Town Centre, the popular Market Quarter and Metrolink.



The well presented property is ready to move into yet at the same time offers scope to improve and is arranged over Two Floors, with the accommodation extending to some 797 square feet providing an Entrance Vestibule, Lounge, Dining Room and Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.

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

Comprising:

Entrance Vestibule leading to the Lounge with wood flooring and a wide window to the front. There is a Victorian style, cast iron, coal effect fireplace with wood surround. Built in storage/meter cupboards.

Dining Room with window to the rear elevation enjoying views over the Courtyard Garden. Access to useful under stairs storage. Opening to a staircase leading to the First Floor.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Space and plumbing for appliances. Wall mounted gas central heating boiler. Window to the side elevation and a door to the rear provides access to the Courtyard Garden.

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

Bedroom One with window to the rear overlooking the gardens. Stripped floorboards.

Bedroom Two with window to the front. Stripped floorboards.

The Bedrooms are served by a Bathroom fitted with a Victorian style suite and gold fittings, providing a freestanding standalone roll top bath, separate enclosed corner shower cubicle, wash hand basin and WC. Stripped floorboards. Window to the front.

Externally, there is an on street Resident's Parking Permit scheme in place and a low maintenance garden frontage.



To the rear, there is a good sized paved Courtyard Garden, accessed via the door from the kitchen with well stocked borders and enclosed within brick walling. The Courtyard enjoys a South facing, therefore sunny aspect.

An excellent first time buyer property, offered for sale with No Chain.



- Freehold
- Council Tax Band C

Approx Gross Floor Area = 797 Sq. Feet
= 74.1 Sq. Metres

