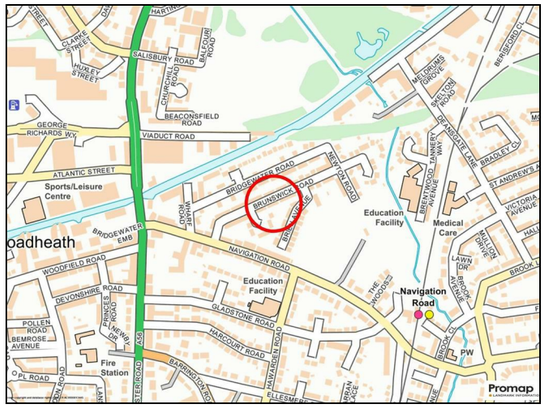
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

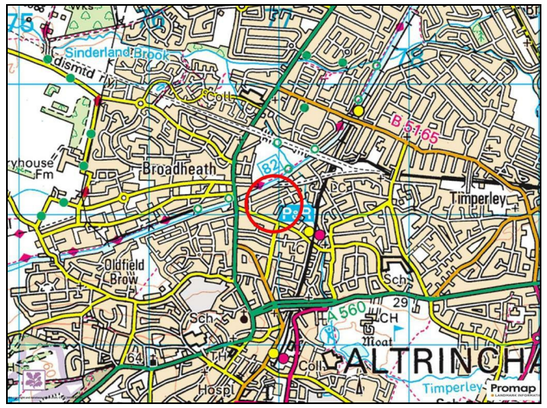
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

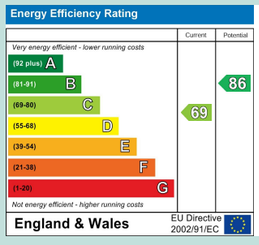


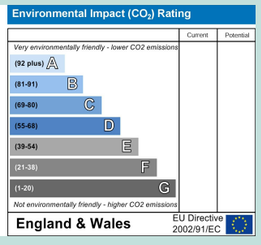




energy efficiency

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
INDEPENDENT ESTATE AGENTS

44 Brunswick Road

Altrincham, WA14 1LR



AN EXCELLENT VALUE FOR MONEY PERIOD TERRACED HOME IN A HIGHLY POPULAR LOCATION, JUST A SHORT WALK FROM NAVIGATION ROAD METROLINK, LOCAL SHOPS, EXCELLENT SCHOOLS AND ALTRINCHAM TOWN CENTRE. 842 SQFT

Hall. Lounge. Dining Room. Breakfast Kitchen. Two Bedrooms. Family Bathroom. Permit Parking. Sunny Aspect Courtyard and Garden. No Chain.

£310,000

www.watersons.net

in detail





An excellent value for money period mid Terraced property located in this popular neighbourhood walking distance to Navigation Road Metrolink, local shops, excellent schools and close to Altrincham Town Centre.

The well presented property extends to some 842 square feet, providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Two Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Resident's on street Parking Permit scheme in place and to the rear a Courtyard and Garden.

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

Comprising:

Entrance Hall with doors providing access to the Ground Floor living accommodation. A staircase rises to the First Floor.



Lounge with window to the front elevation. Built in meter cupboard.



Dining Room with window to the rear enjoying views over the Courtyard. Built in cupboard to one side of the chimney breast recess. Access to useful under stairs storage.

Breakfast Kitchen fitted with a range of 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 and tiled splash back. There is ample space for kitchen appliances. Wall mounted gas central heating boiler housed within the units. Two windows to the side elevation and a door provides access to the same.



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

Bedroom One with window to the front elevation.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the bath and sink areas. Tiled floor. Built in airing cupboard.

Externally, to the front there is a well stocked border with plants and shrubs, retained from the road by way of brick walling.





To the rear, there is a Courtyard accessed via the door from the Breakfast Kitchen. External store cupboard. A gate provides access to a right of way for wheelie bins.

Beyond, there is a paved Garden area with raised stocked border, enclosed within brick walling and timber fencing.



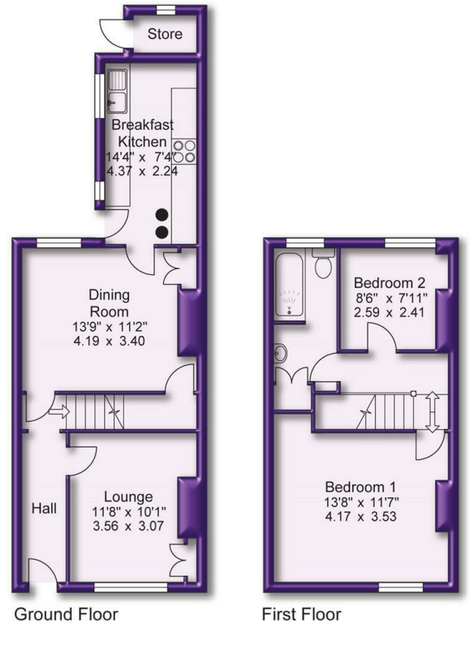
This property is offered for sale with no chain and could be moved into with the minimum of a fuss.

- Freehold
- Council Tax Band B





Approx Gross Floor Area = 842 Sq. Feet
= 78.2 Sq. Metres



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