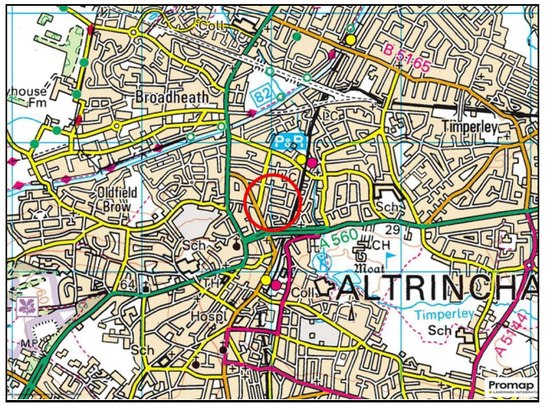
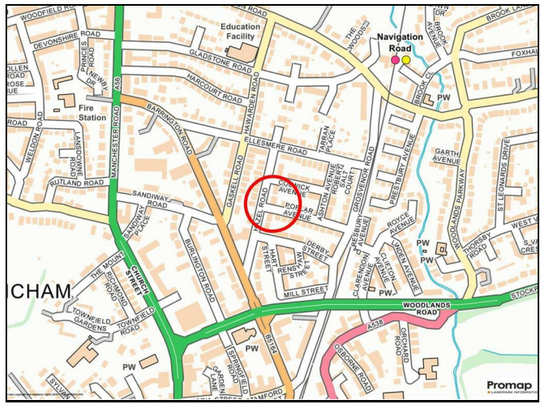
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WATERSONS
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location

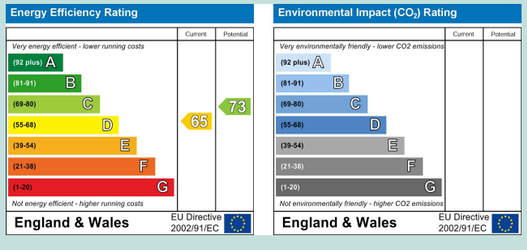






energy efficiency

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
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34 Hazel Road

Altrincham, Cheshire, WA14 1JL



A SUPERBLY PROPORTIONED PERIOD END TERRACED PROPERTY, ARRANGED OVER THREE FLOORS, IDEALLY LOCATED WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS, ALTRINCHAM TOWN CENTRE AND THE MARKET QUARTER. 1686SQFT

Hall. Lounge. Family Room. Dining Kitchen. Four Bedrooms. Family Bathroom. Cellar Chamber. Two Driveways. Detached Single Garage. Sunny Aspect Gardens. No Chain!

£550,000

www.watersons.net

in detail





A superbly proportioned, Period End Terraced property located in this popular neighbourhood walking distance to excellent local schools, Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink.

The well presented property is arranged over Three Floors, with the accommodation extending to some 1686 square feet, providing a Hall, Lounge, Family Room and Dining Kitchen to the Ground Floor and there are Four good sized Bedrooms served by Family Bathroom to the First Floor.



To the Lower Ground Floor is a Cellar Chamber providing storage space.

Externally, there are Driveways to the front and rear providing off-road Parking and a Detached Single Garage. Low maintenance Garden to the rear elevation enjoying a southerly 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.



Lounge with windows to the front and side elevations. A hatch leads to a Cellar Chamber, providing useful storage space.

Family Room with bay window to the side elevation.

Ground Floor WC fitted with a white suite and chrome fittings. Tiled floor.

Dining Kitchen with French doors overlooking and providing access to the Gardens to the rear.



The Kitchen Area is 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 splashback. Integrated oven, grill, hob and extractor fan. Space for additional free standing kitchen appliances. Wall mounted gas central heating boiler housed within the units. Tiled floor. Window to the side elevation.

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

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

Bedroom Two with window to the side elevation. Picture rail surround.

Bedroom Three with window to the side elevation.

Bedroom Four with window to the rear elevation.





The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls and floor. Built in storage cupboard. Velux window.

Externally, there is a paved Driveway providing off road Parking and a lawned Garden frontage enclosed within brick walling, hedging and timber fencing.



To the rear, there is access to a further Driveway accessed via Poplar Avenue, providing off road parking and returning in front of a Detached Single Garage. A gate provides access to the Gardens to the rear.

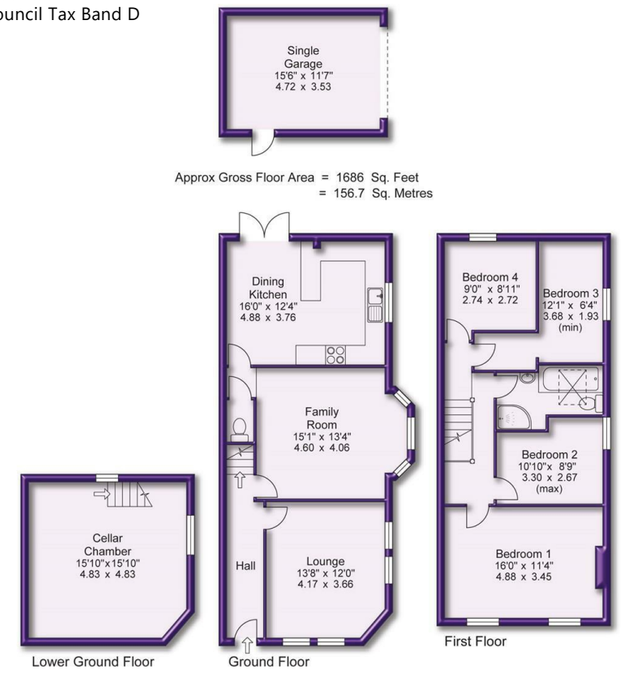
The Gardens enjoy a southerly aspect and are designed with low maintenance in mind with paved areas with well stocked borders and accessed via the French doors from the Dining Kitchen.

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

- Freehold
- Council Tax Band D







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