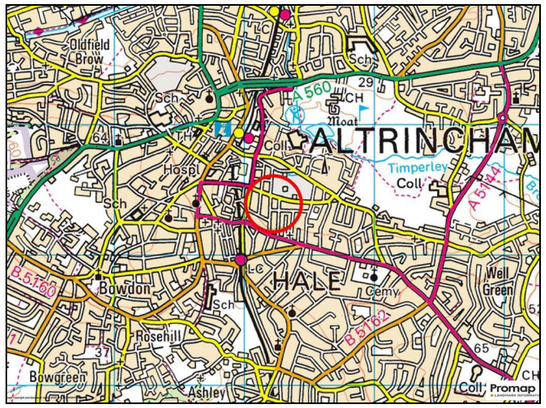
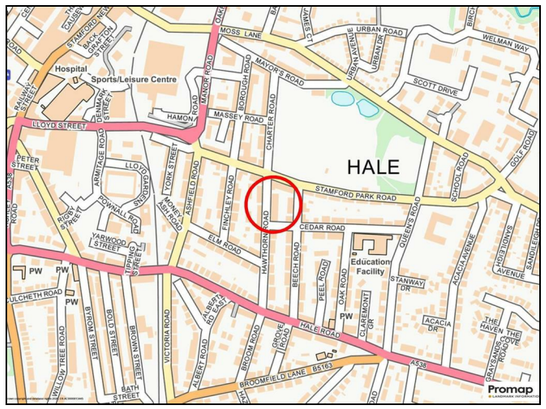
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

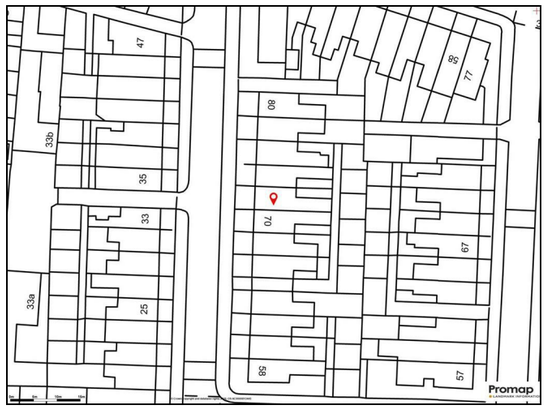
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

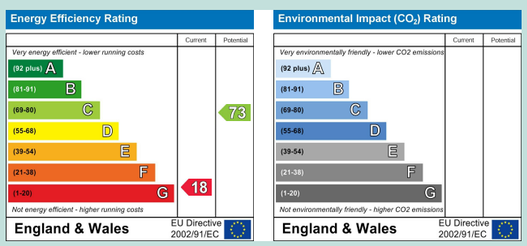






energy efficiency

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.

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72 Hawthorn Road

Hale, Altrincham, WA15 9RH



AN ATTRACTIVE THREE STOREY PERIOD MID TERRACE ON THE POPULAR 'TREE ROADS', JUST A SHORT WALK FROM STAMFORD PARK, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER, METROLINK AND HALE VILLAGE. 1255SQFT

Hall. Lounge. Dining Room. Inner Hall. WC. Kitchen. Two Double Bedrooms. Family Bathroom. Permit Parking. Courtyard. South facing Garden. No Chain.

£450,000

www.watersons.net

in detail





An attractive Period Mid Terrace located on the ever popular 'Tree Roads', walking distance to Stamford Park and School, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink and equidistance to Hale Village with its range of fashionable shops, restaurants and bars.

The property is arranged over Three Floors, with the accommodation extending to some 1255 square feet, providing a Hall, Lounge, Dining Room, Inner Hall, WC and Kitchen to the Ground Floor and there are Two Double Bedrooms served by a Family Bathroom to the







To the Lower Ground Floor are the Cellars which are ripe for conversion, subject to up to date building regulations.

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

This property is offered for sale with no chain.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Lounge with window to the front elevation. Fireplace feature to the chimney breast. Coved ceiling.

Dining Room with window overlooking the courtyard to the rear. Fireplace feature to the chimney breast.

Rear Hall with window to the side elevation.

Ground Floor WC fitted with a white suite and chrome fittings. Opaque window to the side elevation.

Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with taps over. Space for kitchen appliances. Window to the side elevation and a door provides access to the same.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert subject to up to date building regulations.

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

Bedroom One with window to the front elevation. Attractive cast iron fireplace feature to the chimney breast.

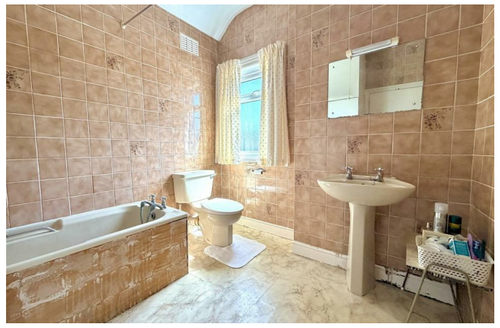
Bedroom Two with window to the rear enjoying views over the Courtyard and Garden. Attractive cast iron fireplace feature to the chimney breast.



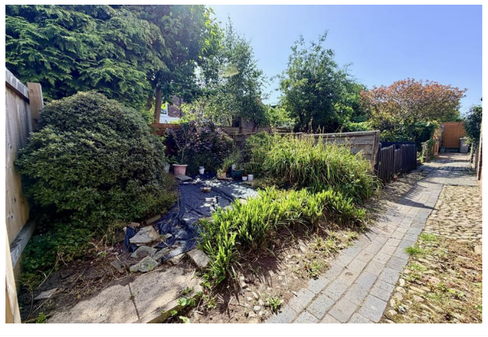


Bathroom fitted with a coloured suite, providing a bath with electric shower over, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls. Built in airing cupboard.

Externally, there is a Resident's on street Parking Permit scheme in place and a paved Garden frontage with stocked borders.





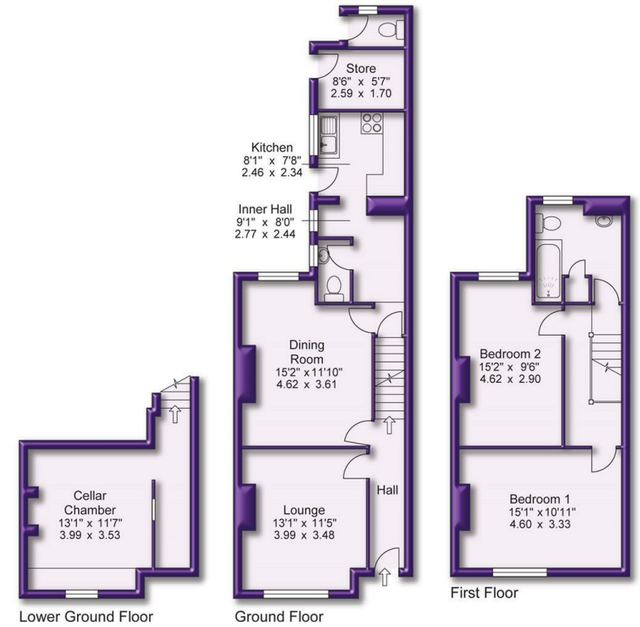


To the rear, there is a paved Courtyard, accessed via the door from the Kitchen with access to a WC, and Store. A gate leads to a right of way for wheelie bins. Beyond, is the Garden with stocked borders, enjoying a Southerly aspect.

This property is offered for sale with no chain.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1261 Sq. Feet
= 117.2 Sq. Metres



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