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
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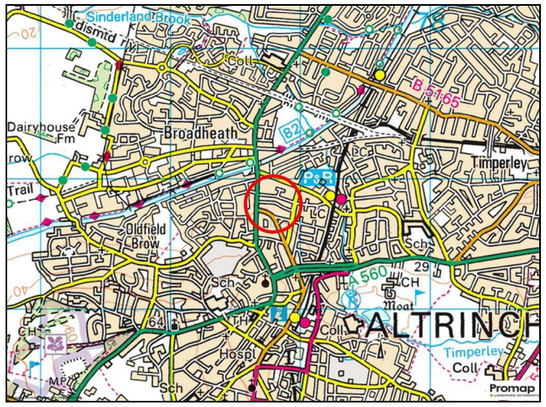
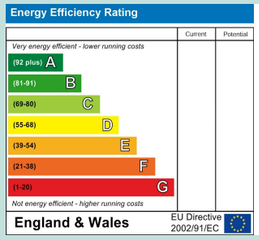
WATERSONS
INDEPENDENT ESTATE AGENTS

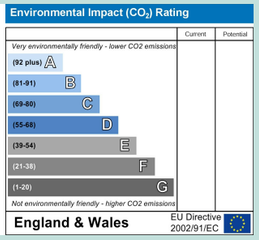
location



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

20 Harcourt Road

Altrincham, WA14 1NR

A SUPERBLY PROPORTIONED, BAY FRONTED, PERIOD END TERRACED HOME, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF LOCAL SCHOOLS, SHOPS AND METROLINK AND CLOSE TO ALTRINCHAM TOWN CENTRE. 1022SQFT

Hall. Open Plan Living and Dining Room. Kitchen. Two Double Bedrooms. Family Bathroom. Permit Parking. South facing Garden.

£450,000

www.watersons.net

in detail

A superbly proportioned, bay fronted, period End Terraced located in this popular neighbourhood, walking distance to excellent schools, local shops, Navigation Road Metrolink, as well as being close to Altrincham Town Centre, its amenities and the popular Market Quarter.

The well presented property is arranged over Two Floors with the accommodation extending to some 1022 square feet providing a Hall, Open Plan Living and Dining Room and Kitchen to the Ground Floor and there are Two excellent Double 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 there is a lawned Garden with paved patio area enjoying a South facing, therefore enjoying a sunny aspect.

Comprising:
Canopied Porch. Entrance Hall with staircase rising to the First Floor landing. Stripped and stained floorboards. Dado rail surround. Coved ceiling.

Open Plan Living and Dining Room with stripped and stained floorplans throughout. To the Living Area there is an angled bay with three inset sash windows. Attractive cast iron fire with tiled insert and hearth. Built in cupboards and display shelving to either side of the chimney breast recess. Dado rail surround. Coved ceiling.

To the Dining Area there is an attractive cast iron fireplace feature with tiled insert and hearth. French doors overlook and provide access to the gardens to the rear. Window to the side elevation. Built in Pantry style cupboards. Access to useful under stairs storage. Picture rail surround. Coved ceiling.

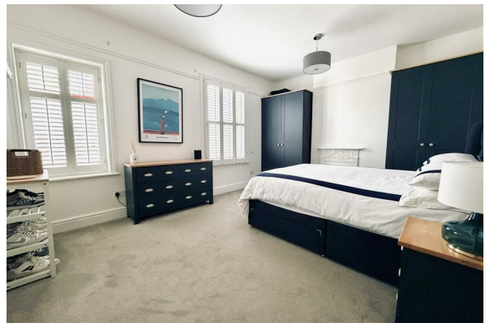
Kitchen fitted with range of cream coloured base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include an oven, five ring gas hob with extractor fan over, fridge, freezer and dishwasher. Exposed brick chimney breast with attractive cast iron fireplace feature. Sash window to the side elevation and a door provides access to the same. Tiled floor.

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

Principal Bedroom One with two windows to the front elevation, one with a stained and leaded glass feature. Attractive fireplace feature to the chimney breast. Built in wardrobes providing hanging and storage space. Picture rail around.

Bedroom Two with sash window enjoying views over the gardens to the rear. Attractive fireplace feature to the chimney breast. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle with thermostatic shower with dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floors. Sash window to the rear elevation. Built in storage cupboard with space and plumbing for a washing machine. Wall mounted gas central heating boiler.



Externally, there is a Resident's Parking Permit scheme in place and a lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Living and Dining Room and Kitchen. Beyond, there's a lawned area enclosed within timber fencing. The Garden is South facing, therefore enjoys a sunny aspect.

Access to external Store.

- Freehold-
- Council Tax Band C

Approx Gross Floor Area = 1022 Sq. Feet
= 95.0 Sq. Metres

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