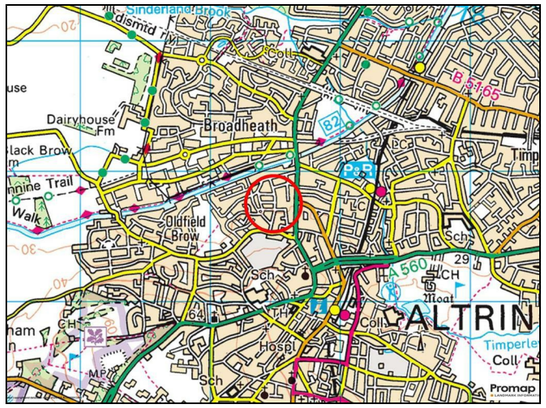
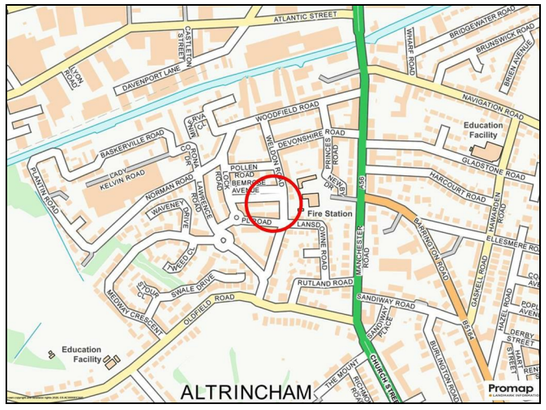
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

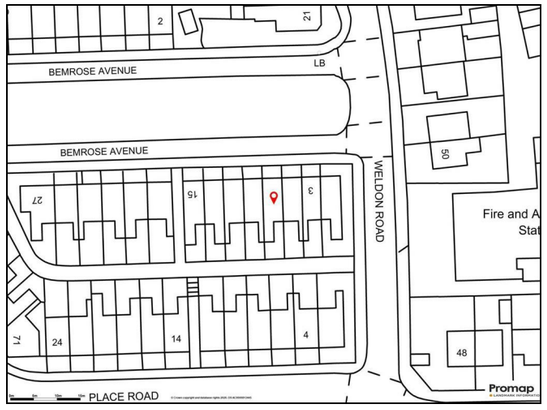
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

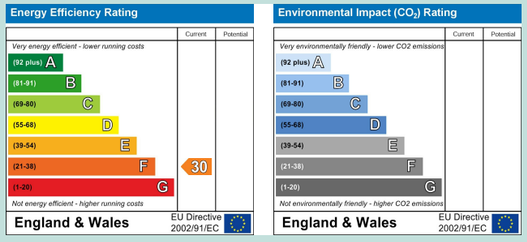






energy efficiency

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

7 Bemrose Avenue

Broadheath, Altrincham, WA14 4HE

AN OPPORTUNITY TO PURCHASE A PERIOD TERRACED PROPERTY IN NEED OF MODERNISATION, IDEALLY LOCATED NEAR JOHN LEIGH PARK, ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK. 950 SQFT

Entrance Vestibule. Lounge. Dining Kitchen. Utility. Bathroom. Three Bedrooms. South West facing Courtyard Garden. Residents Permit Parking. No chain.

£325,000

www.watersons.net

in detail

An attractive three storey period Terraced within this popular neighbourhood close to the open space of John Leigh Park and within easy reach of Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink.

The property is arranged over Three Floors with the accommodation extending to some 950 square feet, providing an Entrance Vestibule, Lounge, Dining Kitchen, Utility and Bathroom to the Ground Floor and there are Three Double Bedrooms arranged over the Two Upper Floors.

Externally, the property benefits from an attractive open outlook across the green and offers easy on street Parking via the resident's parking permit scheme. To the rear there is a South West facing garden.

This property is offered for sale with no chain.

Comprising:

Entrance Vestibule. Lounge with double glazed window to the front elevation. Fireplace feature to the chimney breast.

Dining Kitchen is a well proportioned room with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. There is space for kitchen appliances. Double glazed window to the rear elevation enjoying views over the Courtyard Garden. Quarry tiled floor.

Utility Room with space and plumbing for a washing machine and tumble dryer. A door provides access to the Courtyard Garden.

Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Built in cupboard. Opaque window to the side elevation.

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

Bedroom One with double glazed window to the front elevation enjoying an open aspect across the green. Access to useful storage cupboard. Attractive fireplace feature to the chimney breast.

Bedroom Two with double glazed window to the rear elevation. Attractive cast iron fireplace feature to the chimney breast. Access to useful storage cupboard.

Second Floor Landing with skylight window.

Bedroom Three with double glazed window to the front elevation, enjoying an open aspect. Built in storage.

Externally, there is easy on road Parking Permit scheme in place and the property is approached via a paved path and lawned garden frontage.

To the rear, there is a paved Courtyard Garden with stocked borders with a variety of plants, shrubs and trees, enclosed within timber fencing and brick walling.

The Garden enjoys a South West facing aspect and a gate provides right of way to the rear for wheelie bin access.

This property is off at the sale with no chain.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 950 Sq. Feet
= 88.3 Sq. Metres