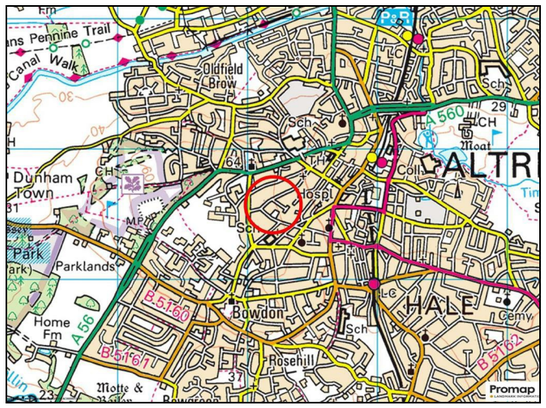
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

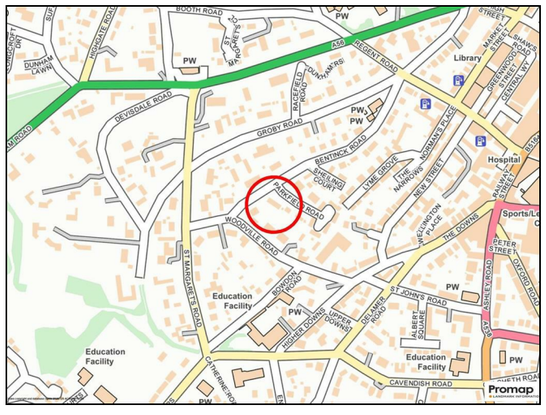
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

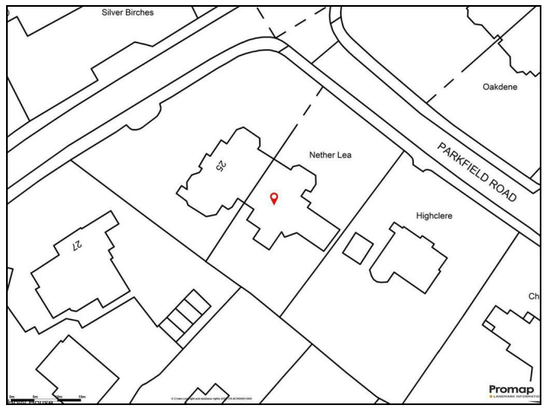
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

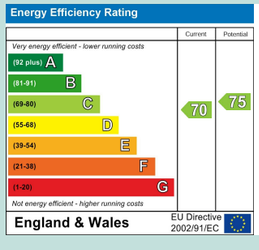


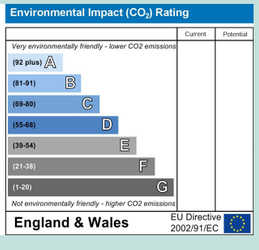




energy efficiency

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
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Flat 3 Netherlea

Parkfield Road, Altrincham, WA14 2BT



A SUPERBLY PROPORTIONED AND STYLISHLY PRESENTED SECOND FLOOR APARTMENT IN BEAUTIFUL VICTORIAN CONVERSION, WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE. 1253SQFT

Dining Hall. Lounge. Breakfast Kitchen. Two Double Bedrooms. Bathroom. Two Parking Spaces. Communal Gardens. No Chain.

£455,000

www.watersons.net

in detail





A superbly proportioned and beautifully presented Second Floor Flat, within this impressive Victorian Conversion, ideally located within a few minutes' walk of Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The stylish property extends to some 1253 square feet, providing a Dining Hall, Lounge and Breakfast Kitchen, served by Two excellent Double Bedrooms and a Bathroom.



Externally, there are well maintained Communal Gardens to the front and Two Parking Spaces serving Flat 3, with one being a covered space under a carport.

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

Comprising:

Communal Entrance with Entry Phone System to Communal Hallway with staircase rising to the. Second Floor. Private Entrance to Flat Three.

Dining Hall with window to the rear elevation. Additional Velux window. Doors provide access to the Living and Bedroom accommodation. Loft access point with pull down ladder leading to a boarded storage space.



Lounge with window to the front elevation. Wall mounted contemporary, gas living flame fire to the chimney breast.

Steps lead down to the Breakfast Kitchen fitted with an extensive range of black high gloss base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Island unit with built in storage and space for breakfast bar stools. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer, washer/dryer and dishwasher. Two sash windows to the rear elevation.

Bedroom One with inset Velux window and a door provides access to a Balcony with space for a table and chairs.



Bedroom Two with attractive sloping ceilings with window to the side elevation, Built in wardrobes providing excellent hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a white suite and chrome fittings, providing a freestanding double ended bath with shower attachment over, wash hand basin with built in shelving below and WC. Window to the side elevation. Chrome finish heated towel rail. Tiling to the bath and shower areas. Tiled floor.

Externally, there is a Driveway providing off road Parking which returns in front of a carport. Flat Three is allocated with Two Parking spaces, one being within the covered carport area.





The Communal Gardens to the front of the property are well maintained and laid to lawn with well stocked borders with a variety of plants, shrubs and trees.

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



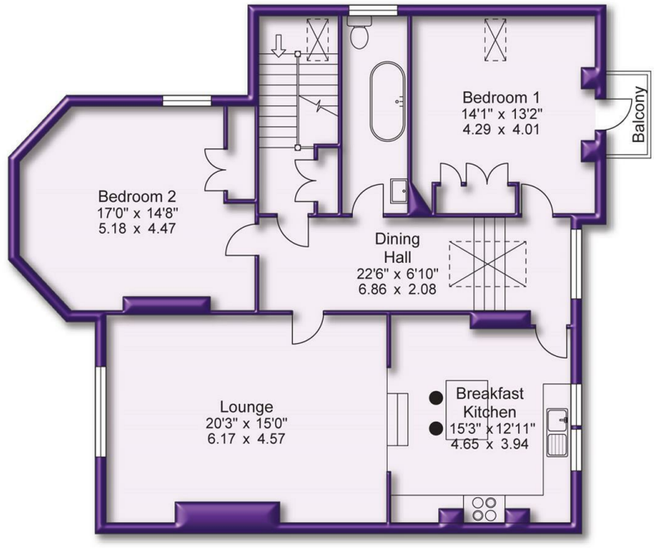




- Leasehold - 999 years from 1 January 1975
- Council Tax Band E

Approx Gross Floor Area = 1253 Sq. Feet
(inc. stairwell) = 116.4 Sq. Metres

Approx Gross Floor Area = 1166 Sq. Feet
(exc. stairwell) = 108.4 Sq. Metres



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