



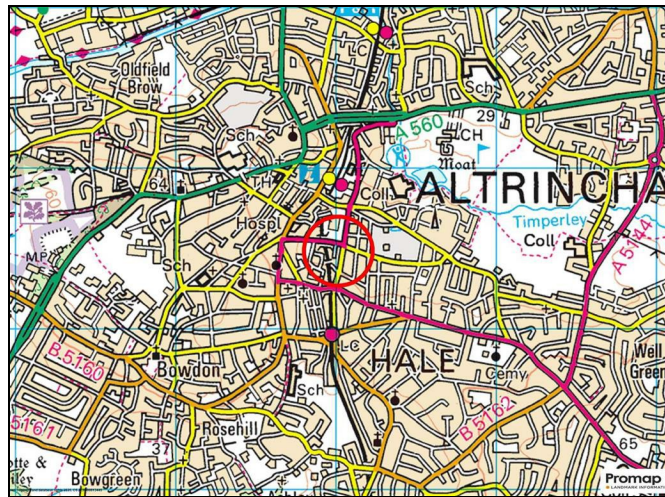
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INDEPENDENT ESTATE AGENTS

# 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



INDEPENDENT ESTATE AGENTS

# 11 York Street Altrincham, WA15 9QH



**A WELL PROPORTIONED, UPDATED AND IMPROVED PERIOD TERRACED PROPERTY ARRANGED OVER THREE FLOORS WITH A LOFT CONVERSION AND IDEALLY LOCATED IN THE HEART OF THE TOWN CENTRE. 1229sq ft.**

**Hall. Lounge. Dining Kitchen. Three Double Bedrooms. Stylish Bathroom. WC. Permit Parking. Lovely walled Courtyard Garden.**

**£465,000**

# in detail



The property is well presented throughout offering versatile accommodation arranged over Three Floors, including a Loft Conversion, extending to approximately 1200 square feet.

The Ground Floor provides a good sized Lounge and a 200 square foot Dining Kitchen.



Externally, to the front, York Street benefits from the Resident's Permit Parking scheme, making for easy on-street parking.

The Garden to the rear is attractively presented having been stone paved for ease of maintenance, enclosed within walling and maturely stocked borders.



Over the Two Upper Floors are Three Double Bedrooms, one positioned within the Loft Conversion with an adjacent WC, in addition to the well appointed Family Bathroom.

The property enjoys good specification Kitchen and Bathroom fittings, a particularly attractive stone paved, walled Courtyard Garden to the rear and is ideal for a professional couple or first time buyer looking for just that little bit more than the standard two bedroom terraced house has to offer.

An excellent example of a most popular style of property in a first class location.

Comprising:

Entrance door. Hall with spindle balustrade staircase to the First Floor.

Lounge with built in storage cabinet.

200 square foot Dining Kitchen with a window and stable door giving access to and enjoy an aspect over the Courtyard Garden.

The Kitchen is recently refitted with a range of shaker style units with worktops over with inset sink unit. Integrated Zanussi double ovens, hob and extractor fan and AEG dishwasher. Space for freestanding fridge freezer. Built in Pantry style cupboards to the chimney breast recess.

First Floor split level Landing, large enough to accommodate a useful Study Area, and serves Two good Double Bedrooms, one to the front and one to the rear.

A further staircase returns to the Second Floor Bedroom Three with attractive sloping ceilings with a large inset double glazed Velux skylight window. Extensive under eaves wardrobe and storage space. (6ft4in maximum ceiling height).

Adjacent WC with wash hand basin and WC. Velux Skylight window. Chrome ladder radiator.

The Bedrooms are served by a well-appointed Bathroom with white suite, chrome fittings, thermostatic shower over the bath. Cupboard housing the gas central heating boiler. Electric radiator and electric underfloor heating.



There is access to a useful brick built outbuilding for storage and covered bin store. A gate provides access to a right of way to the rear.

An excellent example of a most popular style of property in a great location.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1229 Sq. Feet  
(Including Roof Void Storage) = 114.21 Sq. Metres

Approx Gross Floor Area = 1160 Sq. Feet  
(Excluding Roof Void Storage) = 107.7 Sq. Metres

