



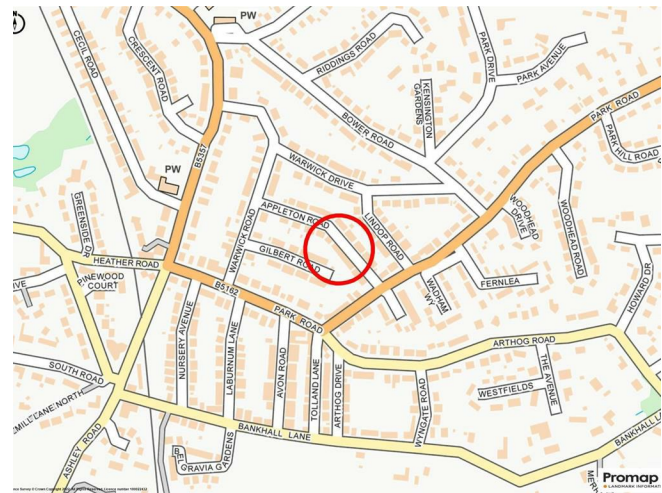
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



INDEPENDENT ESTATE AGENTS

location



INDEPENDENT ESTATE AGENTS

31 Appleton Road Hale, Altrincham, Cheshire, WA15 9LP



A WELL PRESENTED, EXTENDED AND REMODELLED VICTORIAN TERRACED PROPERTY IDEALLY LOCATED WITHIN WALKING DISTANCE TO HALE VILLAGE AND EXCELLENT SCHOOLS. 995 SQFT

HALL. 600SQFT OPEN PLAN LIVING ROOM AND DINING KITCHEN. WC. TWO DOUBLE BEDROOMS. BATHROOM. SOUTH WEST GARDEN. NO CHAIN!

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) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 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.

£515,000

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in detail



A stylishly presented, extended and remodelled Victorian Terrace property, located on this most desirable and peaceful road within walking distance of Hale Village and enjoying a good sized Southwest facing Garden to the rear.

The property is arranged over Two Floors extending to 995 square feet, with the accommodation providing a fantastic 600 square foot open plan Living Room and Dining Kitchen with the Living Area enjoying a bay window to the front and the Dining Area to the rear having patio doors onto the gardens with additional Velux skylight windows providing an abundance of natural light.

The Kitchen Area sits in the middle and is fitted with an extensive range of shaker style units with wood finish worktops over that return to a peninsula unit breakfast bar. There is a freestanding Range cooker inset into the chimney breast, an integrated fridge, freezer and dishwasher.

There is natural wood finish flooring returning through the Kitchen and Dining Area and tiled flooring within the Living Area. There is a cloaks and storage cupboard and useful Ground Floor WC off.

Off the First Floor Landing are Two excellent Double Bedrooms, the Principal Bedroom having a range of built in wardrobes and both Bedrooms have attractive cast iron fireplace features.

The Bathroom is fitted with a reproduction Victorian style suite in white with chrome fittings, providing a bath with a shower over, wash hand basin and WC. Extensive tiling to the floor and part wood panelling to the walls.

Externally, a delightful Garden has a paved patio area returning across the back of the house. Beyond which, the Garden is laid to lawn and enclosed with mature privet hedging.

The Garden enjoys a Southwest facing and therefore sunny aspect.

An excellent example of the most popular style of property offered for sale with No Chain.

- Freehold
- Council Tax band D



Approx Gross Floor Area = 995 Sq. Feet
= 92.4 Sq. Metres

