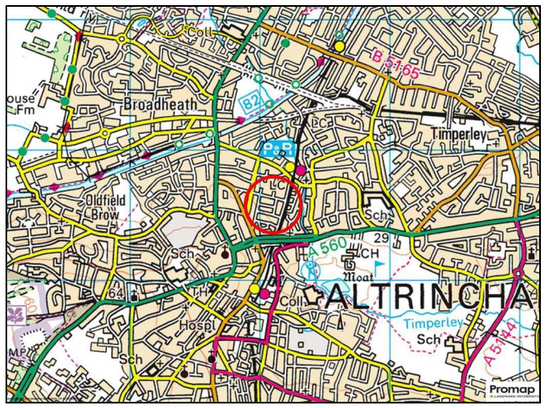
NAEA
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The Property Ombudsman

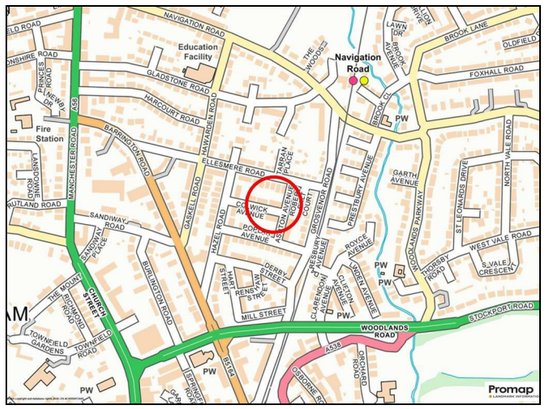
HALE OFFICE:
212 ASHLEY ROAD, HALE,
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TEL: 0161 941 6633
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WATERSONS
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location

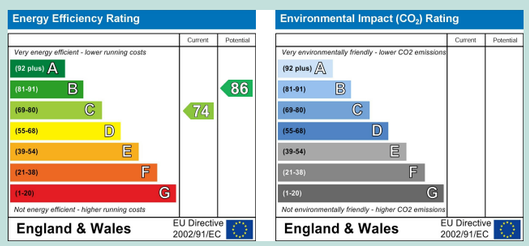






energy efficiency

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

8 Colwick Avenue

Altrincham, WA14 1LQ



A WELL PRESENTED BAY FRONTED PERIOD TERRACED IN A POPULAR RESIDENTIAL NEIGHBOURHOOD WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE, MARKET QUARTER AND METROLINK. 965 SQFT

Hall. Lounge. Dining Room. Kitchen. Three Bedrooms. Bathroom. Permit Parking. Garden. No Chain.

£475,000

www.watersons.net

in detail





A well presented bay fronted period Terraced property located in this popular neighbourhood, walking distance to excellent schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The property is arranged over Two Floors with the accommodation extending to some 965 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Three Bedrooms served by a Bathroom to the First Floor.



Externally, there a Resident's Parking Permit scheme in place and to the rear a lawned Garden with patio area.

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

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation.

Lounge with angled bay window to the front elevation. Fireplace feature to the chimney breast. Opaque glass brick feature.



Open Plan Dining Kitchen with a window to the Dining Area overlooking the rear elevation.

The Kitchen is fitted with a range of base and eye level units with worktops over, incorporating a breakfast bar. Inset stainless steel sink and drainer unit with mixer tap over. Integrated fridge, freezer, dishwasher and washing machine. There is space for a freestanding cooker. Wall mounted gas central heating boiler housed within the units. Access to useful under stairs storage.

To the First Floor Landing there is access to Three Bedrooms served by a Bathroom. Loft access point.

Bedroom One with two windows to the front elevation.



Bedroom Two with window to the rear elevation enjoying views over the Gardens.

Bedroom Three with window to the rear elevation. Built in wardrobe and storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower over and glazed screen, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the side elevation. Chrome finished heated towel rail.



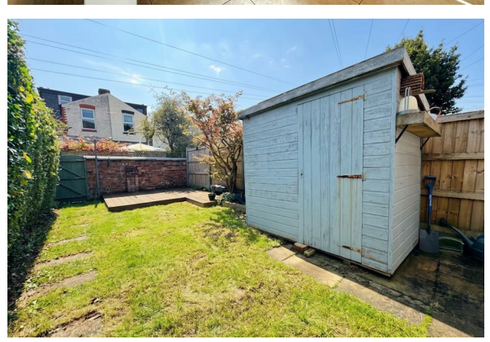


Externally, there is a Resident's Parking Permit scheme in place and a gravelled garden frontage. To the rear there is a decked patio area adjacent to the back of the house, accessed via French doors from the Kitchen. Beyond the Garden is laid to lawn, with a further decked patio area and is enclosed within timber fencing and brick walling. A gate provides access for wheelie bins.

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

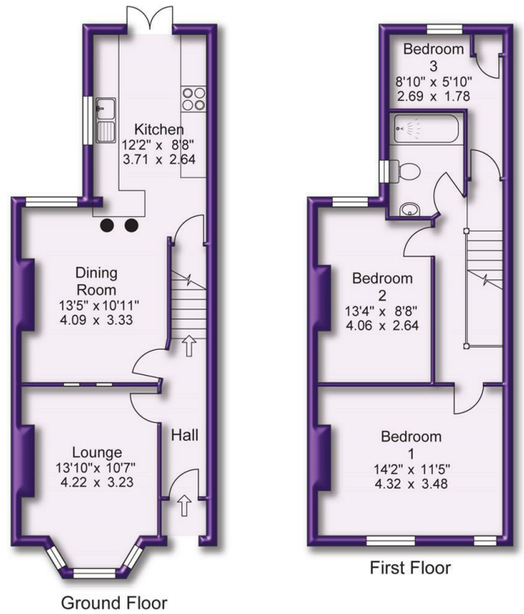






- Freehold
- Council Tax Band C

Approx Gross Floor Area = 965 Sq. Feet
= 89.46 Sq. Metres



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