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

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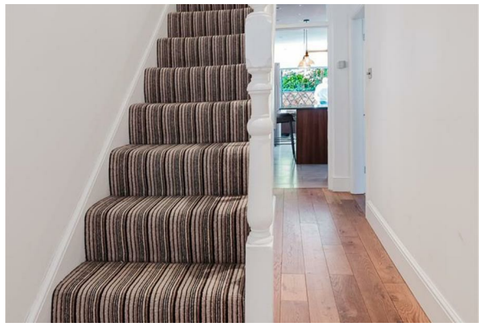




£745,000

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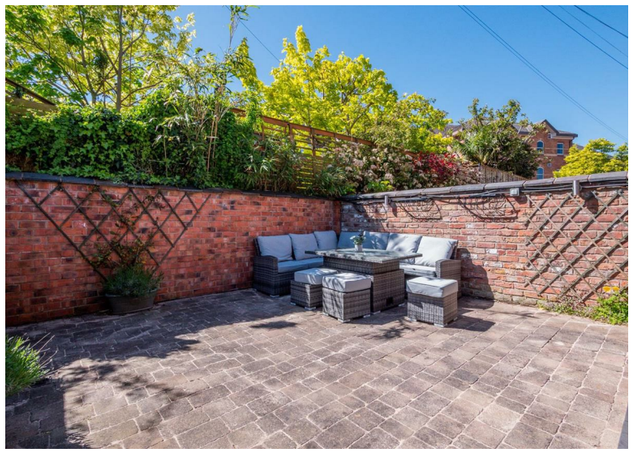




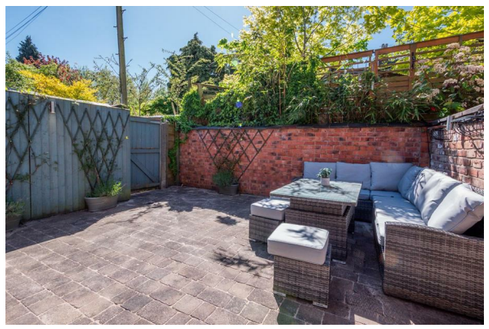












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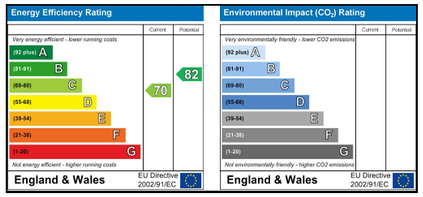
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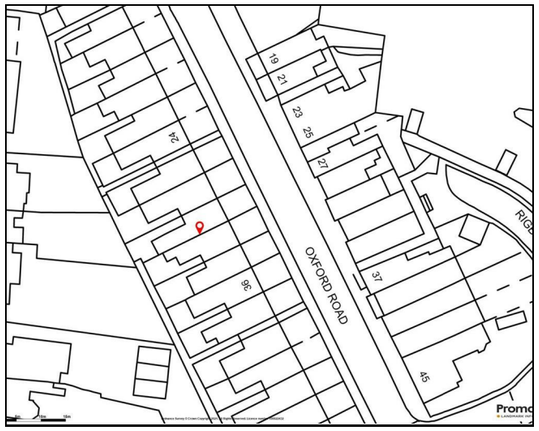
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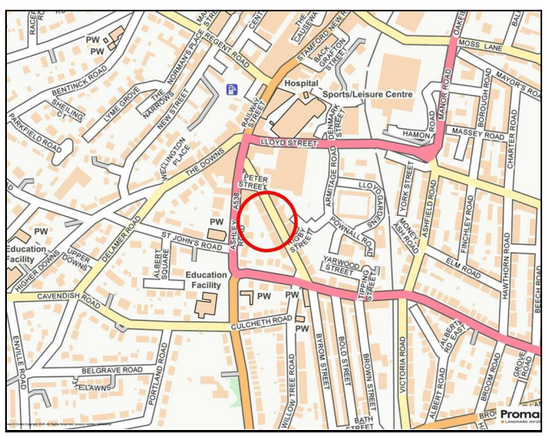
rightmove.co.uk The UK's number one property website
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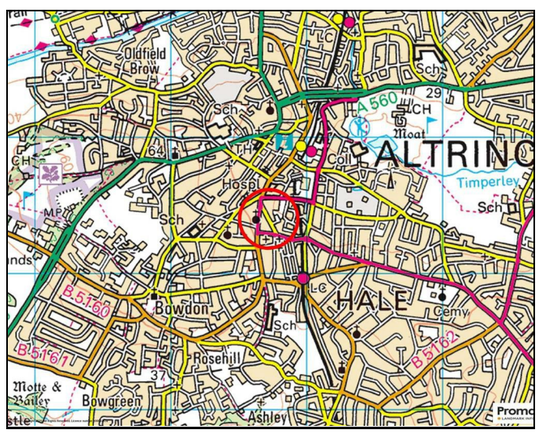
energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)









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.

overview

AN ATTRACTIVE AND DECEPTIVELY SPACIOUS PERIOD TERRACED ARRANGED OVER FOUR FLOORS WITH SUNNY ASPECT COURTYARD WALKING DISTANCE TO ALTRINCHAM AND HALE CENTRES. 2028sqft.

Hall. Living/Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Showers. Extensive Cellars. Courtyard Garden.



in detail

An immensely attractive and deceptively spacious Period Terraced property enjoying an superb location within walking distance of both Altrincham Town Centre and Hale Village, excellent local schools, the Market Quarter and Metrolink.

The well presented property enjoys versatile accommodation extending to approximately 2028 square feet arranged over Four floors providing a Hall, Living/Dining Room and Breakfast Kitchen to the Ground floor and Four Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

To the Lower Ground Floor are the extensive Cellars which provide an incoming purchaser the opportunity to convert into additional living accommodation, subject to any necessary consents.

Externally, there is Off Street Parking to the front for two cars and o the rear a sunny aspect Courtyard Garden.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the First Floor and doors provide access to the Ground Floor Accommodation. Coved ceiling. Chrome finish lighting. A further staircase descends to the Cellars. Wood flooring.

Living and Dining Room is a superbly proportioned dual Reception Room with clearly defined areas and wood flooring throughout.

To the Living Area there is a bay window with reproduction sash windows to the front elevation. To the chimney breast there is a cast iron, wood burning stove with granite hearth.

An opening leads to the Dining Area with a floor to ceiling window enjoying views over the Courtyard Garden to the rear. Coved ceiling. Chrome finish halogen lighting.

Glazed door to the Live In Breakfast Kitchen with part vaulted ceiling and inset Velux window and bi-folding doors overlook and provide access to the Courtyard Garden beyond.

The Kitchen Area is fitted with an extensive range of base and eye level units with recess lighting and granite worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, five ring gas hob with extractor fan over and dishwasher. There is space and plumbing for a fridge freezer. Additional reproduction sash window to the side elevation. Tiled flooring throughout. Chrome finish lighting.

To the Lower Ground Floor are the extensive Cellars providing Two large Chambers and a smaller Store which offers an incoming purchaser the opportunity to convert into additional living accommodation subject to up to date building regulations.

To the First Floor Landing there is access to Three Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One with two windows to the front elevation.

Bedroom Two with reproduction sash window to the rear elevation. Chrome finish lighting.

Bedroom Three is a Single Room with reproduction sash window to the side elevation. Chrome finish lighting.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a double ended bath, separate enclosed shower cubicle with thermostatic shower and glazed door, wash hand basin and WC. Reproduction sash window to the rear elevation. Extensive tiling to the walls and floor. Chrome finish lighting. Chrome finish heated towel rail. Extractor fan.

To the Second Floor Landing there is an inset Velux window.

Bedroom Four with sloping ceilings and two inset Velux windows. Access to extensive roof void storage.

This Bedroom enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings, providing a shower cubicle with electric shower and glazed door, wash hand basin with built in storage and WC. Inset Velux window. Extensive tiling to the walls and floor. Chrome finish lighting. Extractor fan.

Externally, to the front there is a paved Driveway providing off road Parking for two cars.

To the rear, there is a delightful low maintenance, enclosed walled Courtyard Garden, accessed via the bi-fold doors from the Live In Breakfast Kitchen. The Courtyard is west facing therefore enjoys the afternoon and early evening sun. External lighting.

- Freehold
- Council Tax Band e

