



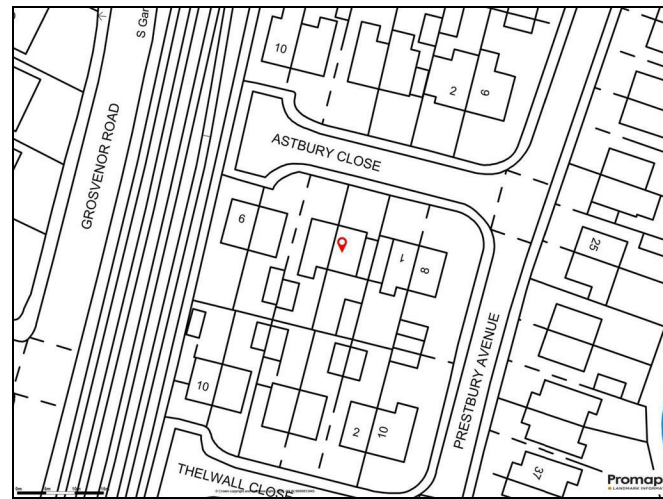
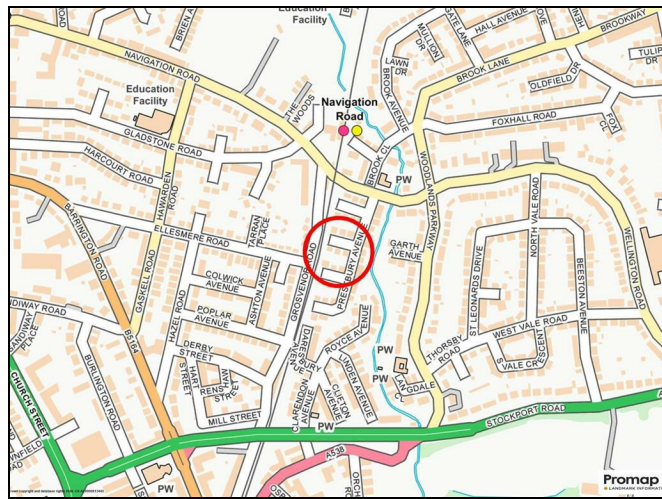
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INDEPENDENT ESTATE AGENTS

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

3 Astbury Close Altrincham, WA15 8JA



A SEMI DETACHED HOME IN NEED OF UPDATING, IDEALLY LOCATED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, NAVIGATION ROAD METROLINK, AND ALTRINCHAM TOWN CENTRE. 757SQFT

Porch. Lounge. Dining Kitchen. Three Bedrooms. Shower Room. Parking. Single Garage. Gardens. No Chain!

£350,000

in detail



A Semi Detached in need of updating, located in this popular neighbourhood within walking distance to excellent schools and with Navigation Road Metrolink on its doorstep.

The property is within walking distance to Altrincham Town Centre with all its amenities and the popular Market Quarter.



Externally, there is a gravel Driveway providing off road Parking. enclosed within timber fencing and brick walling.

To the rear, there is a gravelled Courtyard Garden with raised stocked borders with plant shrubs and trees.



The property extends to 757 square feet providing a Lounge and Dining Kitchen to the Ground Floor and there are Three Bedrooms and a Shower Room to the First Floor.

Externally, there is a Driveway providing off free Parking, Detached Single Garage and sunny aspect Garden to the rear.

This property's offered for sale with No Chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Vestibule with built in cloaks.

Lounge with floor to ceiling windows to the front. Fireplace feature to the chimney breast. A staircase rises to the First Floor.

Dining Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink with mixer tap over. Integrated oven, four ring hob and extractor fan over, fridge and dishwasher. There is space and plumbing for a washing machine.

Rear Porch with windows and doors overlooking and providing access to the gardens to the rear.

To the First Floor Landing there is access to Three Bedrooms served by a Shower Room. Window to the side.

Bedroom One with window to the front.

Bedroom Two with window to the rear enjoying views over the gardens. Built in wardrobes.

Bedroom Three is a good sized Single Room with window to the rear. Built in storage cupboard housing a wall mounted gas central heating boiler replaced in 2025.

The Bedrooms are served by a Shower Room fitted with a suite, providing an enclosed shower cubicle with electric shower, wash hand basin and WC. Opaque window to this rear elevation.



The garden is enclosed within timber fencing and is South facing therefore enjoys a sunny aspect.

Detached Single Garage with an up and over door.

The property is offered for sale with No Chain.

- Leasehold - 999 years from 29 February 1972
- Council Tax Band C



Approx Gross Floor Area = 757 Sq. Feet
(exc. Garage) = 70.3 Sq. Metres

