



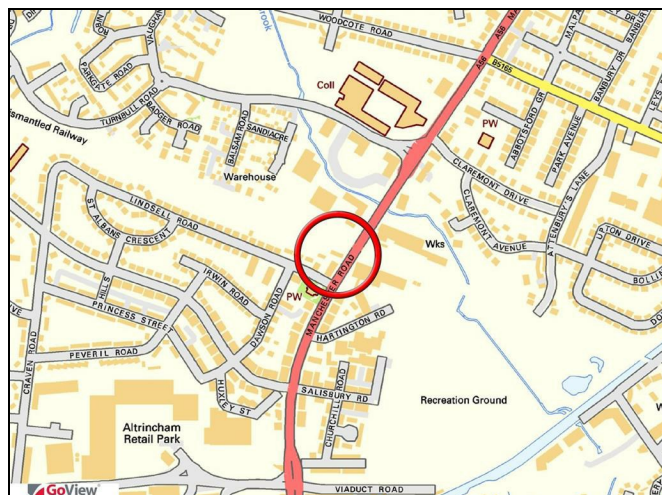
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INDEPENDENT ESTATE AGENTS

# location



INDEPENDENT ESTATE AGENTS

# 2 Station Cottages Manchester Road West Timperley, Altrincham, WA14 5PB



**A BEAUTIFULLY PRESENTED MID TERRACED PROPERTY WITH GOOD SIZE GARDEN AND PARKING SPACE CLOSE TO LOCAL SCHOOLS, SHOPS AND METROLINK. 758 sqft.**

**Living and Dining Room. Kitchen. Two Double Bedrooms. Spacious Bathroom. Communal Driveway. Allocated Parking. 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		81	69
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 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.

**£350,000**

# in detail



A most appealing and attractively presented cottage style terraced property forming part of a unique row of four cottages located just off Manchester Road, walking distance to local shops and the Metro and close to Altrincham Town Centre.

The property is full of cottage charm and character with attractive beamed ceilings and exposed brickwork yet at the same time enjoys modern specification kitchen and bathrooms fittings.



The accommodation provides a fabulous open plan 250 square foot Living and Dining Room in addition to the Kitchen to the Ground Floor and Two Double Bedroom and a Bathroom to the First Floor.

To the rear there is a good sized split level Garden with timber decked and paved patio areas.

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

Comprising:

Entrance Door opening on to a Living and Dining Room with clearly defined Living and Dining Areas. A staircase rises to the First Floor.



To the Dining Area there is a window to the front elevation. To the Living Area there are doors overlooking and opening up onto the rear Garden. Exposed brick chimney breast with multi-fuel log burner. Exposed beams to ceiling. Built in shelf to one side of the chimney breast recess providing storage space.

Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Stainless steel oven, hob and extractor. Integrated fridge, freezer dishwasher and washer dryer. Two windows to the rear elevation enjoying a Garden aspect.

To the First Floor Landing there is access to Two Double Bedrooms and a Bathroom.

Bedroom One with a window overlooking the rear Garden. Built in cupboard housing a wall mounted gas combination boiler.

Bedroom Two with a window to the front elevation. Built in double wardrobes to one side of the chimney breast recess.

The Bedrooms are served by a spacious Bathroom fitted with a modern white suite with chrome fittings, comprising of a standalone bath, separate enclosed shower cubicle with dual attachments, wash hand basin with built in storage and WC. Built in airing cupboard. Window to the rear elevation. Tiling to the shower area. Extractor fan.

Externally, the property is approached from a shared driveway serving Station Cottages returning to a parking area with allocated Resident parking.



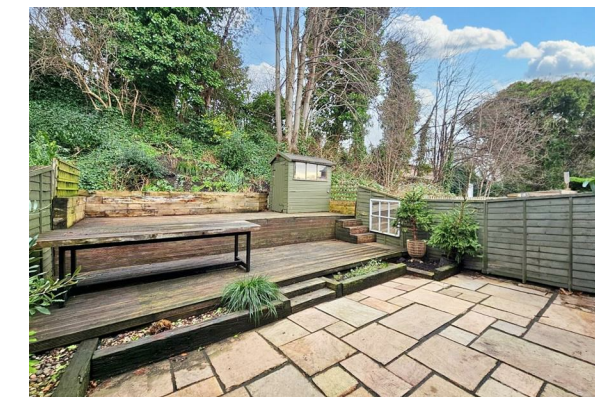
The Garden to the rear has a large Indian stone patio area adjacent to the back of the house, accessed via the door from the Living and Dining Room. Beyond, in keeping with the heritage of the Cottage, railway sleeper steps lead to a large decked area, designed to maximise the South West facing and therefore sunny aspect, with ample space for a table and chairs. The Garden enjoys mature screening and is low maintenance.



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

A delightful garden setting for this charming cottage.

- Freehold
- Council Tax Band B



Approx Gross Floor Area = 758 Sq. Feet  
= 70.26 Sq. Metres

