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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

34 York Street
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£450,000

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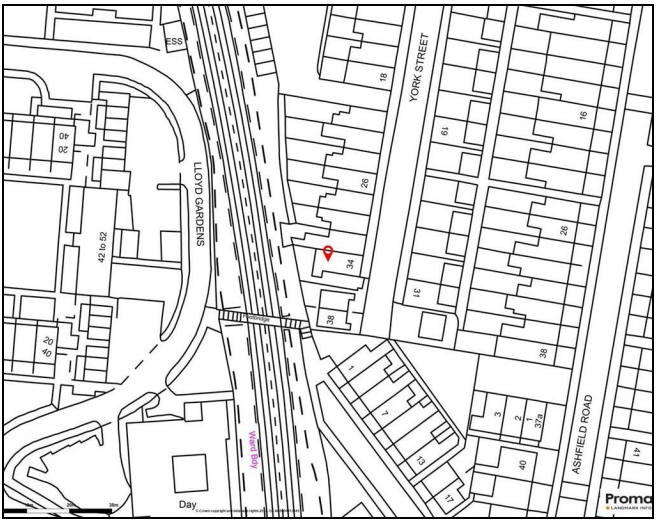
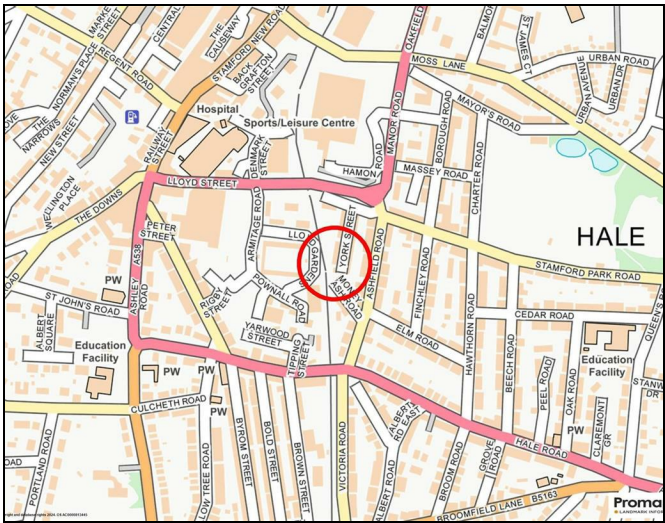
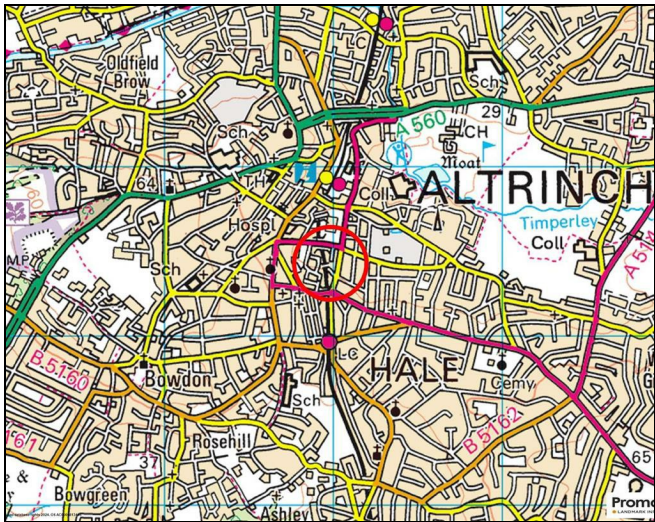
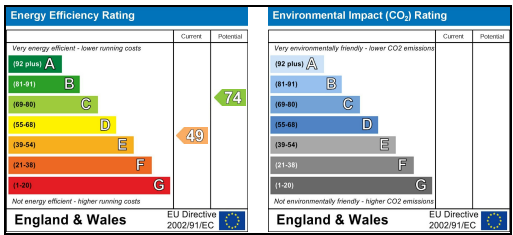
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energy efficiency

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



overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY APPOINTED VICTORIAN END TERRACED PROPERTY, POSITIONED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1023sqft.

Hall. Open Plan Living and Dining Room. Breakfast Kitchen. Two Double Bedrooms. Bathroom. West facing Garden. Permit Parking. No Chain.



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.

in detail

A superbly proportioned and beautifully appointed, Period End Terrace property located on this popular road and within walking distance to Altrincham Town Centre, its amenities, excellent local schools, the popular Market Quarter and Metrolink.

The stylishly presented property is arranged over Two Floors with the accommodation extending to some 1023 sq ft, providing an Entrance Hall, Open Plan Living and Dining Room and Breakfast Kitchen to the First Floor and served by Two double Bedrooms and a stunning Family Bathroom.

Externally, there is a Residents On Street Parking Permit Scheme in place and to the rear, an enclosed lawned and gravelled Garden enjoying a west facing aspect.

This property is offered For Sale with No Chain and can be moved into with a minimum of fuss.

Comprising:

Entrance Hall with staircase rising to the First Floor Landing. A door provides access to the Ground Floor living accommodation. Dado rail surround.

Open Plan Living and Dining Room with clearly defined areas. To the Living Area there is a uPVC double glazed window to the front elevation. Dado rail feature.

To the Dining Area there is a uPVC double glazed window to the side elevation. Built in display shelving to one side of the chimney breast recess. An opening provides access to useful understairs storage.

Breakfast Kitchen fitted with an extensive range of contemporary base and eye level units with worktops over inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring hob and extractor fan over, fridge, freezer and dishwasher. Wall mounted gas central heating boiler housed within the units. uPVC double glazed window to the rear elevation. French doors overlook and provide access to the rear. Space and plumbing suitable for a washing machine and dryer.

To the First Floor Landing there is access to Two excellent sized Double Bedrooms and a beautifully appointed Bathroom. Loft access point. Dado rail surround.

Bedroom One with uPVC double glazed window to the front elevation. Built in wardrobes providing excellent hanging and storage space. Panelled wall feature.

Bedroom Two is another excellent sized Bedroom with uPVC double glazed window to the rear elevation. Panelled wall feature.

The Bedrooms are served by a stunning Bathroom fitted with a double ended bath, separate walk in wet room style shower with dual attachment and glazed screen, wash hand basin with built in storage below and WC. Tiling to the floor. Opaque uPVC double glazed window to the rear elevation.

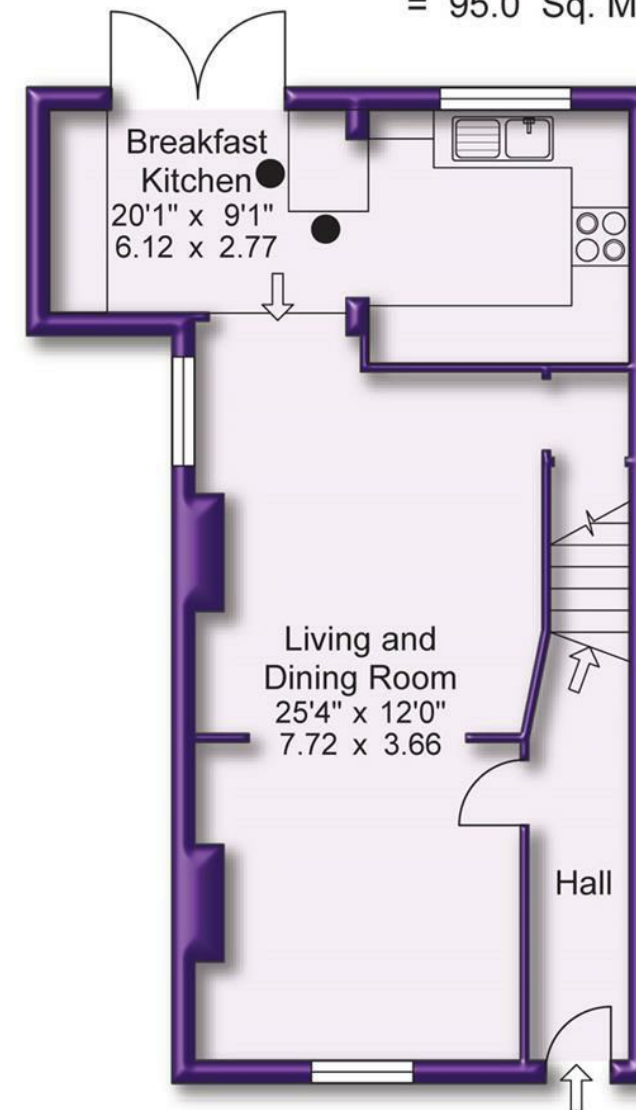
Externally, there is a Residents On Street Parking Scheme in place.

To the rear, there is a gravelled and lawned Garden to the back of the house accessed via doors from the Breakfast Kitchen and enclosed within brick walling and timber fencing. The Garden enjoys a west facing aspect.

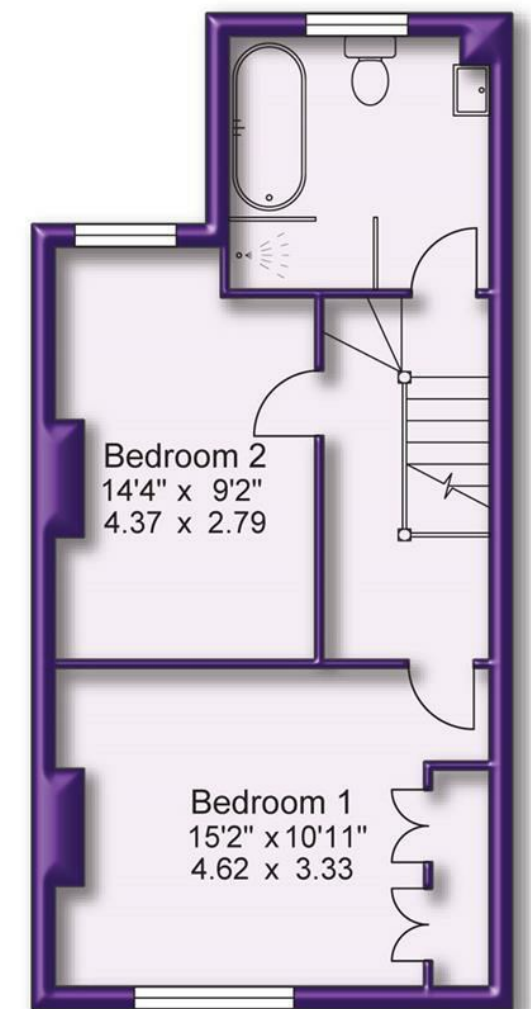
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FREEHOLD
COUNCIL TAX BAND - C

Approx Gross Floor Area = 1023 Sq. Feet
= 95.0 Sq. Metres



Ground Floor



First Floor