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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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£625,000

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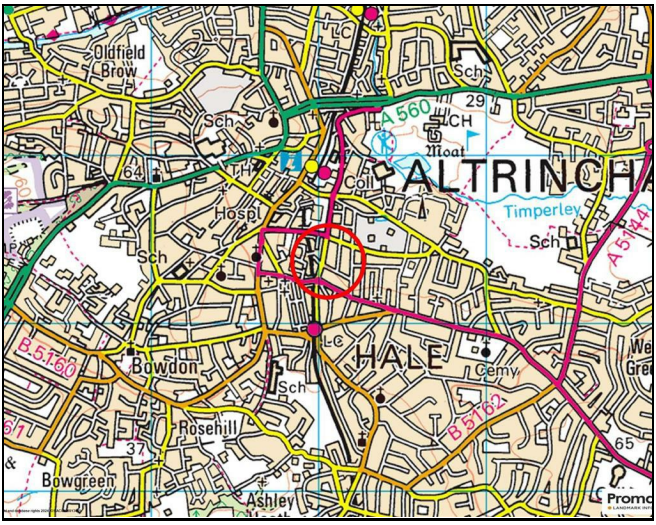
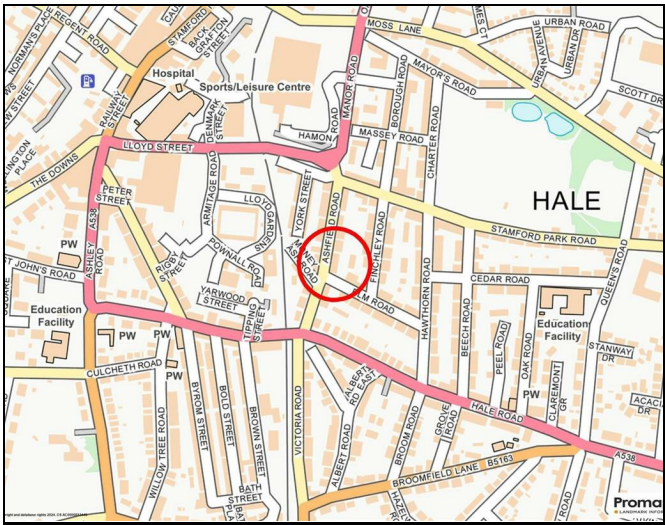
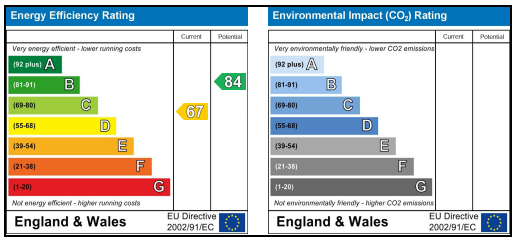
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energy efficiency

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



overview

A WELL PRESENTED AND SUPERBLY PROPORTIONED, EXTENDED PERIOD TERRACED PROPERTY LOCATED AMONG THE EVER POPULAR 'TREE ROADS' AND BENEFITING FROM A CELLAR CONVERSION AND GOOD GARDEN. 1273SQFT

Porch. Hall. Lounge. 400 sqft Live In Dining Kitchen. Lower Grund Floor Reception Room/Bedroom 4. Utility. Three Bedrooms. Two Bath/Shower Rooms. Gardens. No Chain!



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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, Three/Four Bedroom extended bay fronted Victorian Terraced property located among the popular 'Tree Roads' within walking distance of Hale Village with its fashionable shops, eateries and bars, Altrincham Town Centre, the popular Market Quarter, the Metrolink and with Stamford Park and School on the doorstep.

The property benefits from a large Ground Floor Kitchen extension, in addition to a Cellar Conversion, and has accommodation arranged over Three Floors, extending to 1273 square feet.

An Entrance Porch leads to a Hall with staircase to the First Floor.

Lounge with bay window to the front and fireplace feature.

400 square foot Open Plan Live In Dining Kitchen with Living and Dining space and with the Kitchen Area having French doors and windows giving access to and overlooking the gardens and skylight windows provide additional natural light.

The Kitchen units are arranged around a central island unit with breakfast bar and there are appliances to include a Range cooker, dishwasher, fridge and freezer.

The Lower Ground Floor Converted Cellars provide a Bedroom Four or Reception Room with a window to a lightwell to the front and served by an En Suite Shower Room. In addition to the Lower Ground Floor there is a useful fitted Utility Room.

Off the First Floor Landing are Three Bedrooms, Two Doubles and a large Single, with the Principal Bedroom being particularly well proportioned with two windows to the front.

The Bedrooms are further served by a well appointed Family Bathroom with a white suite and chrome fittings with shower over the bath.

Externally, the property enjoys a well screened Garden frontage.

To the rear, there is a good sized Garden with paved path and patio area returning across the back of the house. Beyond, the Garden is laid to lawn with mature borders and hedging and with a further patio to the far end of the Garden designed to maximise the South and West facing sun.

This property is offered for sale with no chain!

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1273 Sq. Feet
= 118.2 Sq. Metres

