



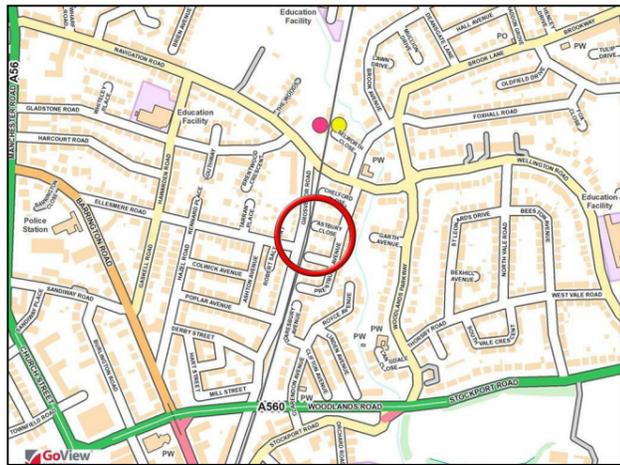
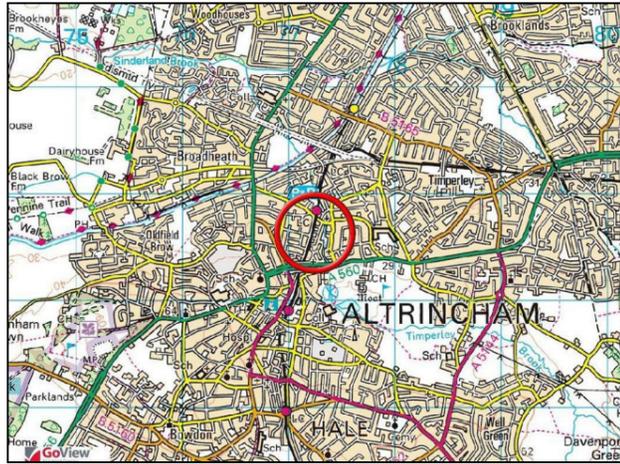
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INDEPENDENT ESTATE AGENTS

# 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
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			
		83	64
England & Wales		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.



INDEPENDENT ESTATE AGENTS

# 1 Astbury Close Altrincham, Cheshire, WA15 8JA



\*\*\*OPEN HOUSE SATURDAY 7TH MARCH, 10AM-12 NOON\*\*\*

**A SEMI DETACHED PROPERTY IN NEED OF MODERNISATION, LOCATED IN A POPULAR NEIGHBOURHOOD, WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND NAVIGATION ROAD METROLINK. 753 sqft.**

**Porch. Entrance Vestibule. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Driveway. Garden. No Chain.**

**£335,000**

# in detail



A Semi Detached property in need of modernisation, superbly located with Navigation Road Station on the doorstep and within walking distance of Altrincham Town Centre, its facilities and the popular Market Quarter. The property is also ideally positioned for Navigation Road Primary School and Wellington Secondary School.



Externally there is a Driveway providing off road Parking to the front. To the rear, there is a well stocked Garden, accessed via the door in the dining area.

This property is offered for sale with no chain. Council Tax Band C



The property is arranged over Two Floors with the accommodation extending to some 753 square feet, providing an Enclosed Porch, Entrance Vestibule, Lounge and Dining Kitchen to the Ground Floor and there are Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and to the rear, a well stocked Garden.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch. Entrance Vestibule leading to a Spacious Lounge with window to the front elevation and a staircase rises to the First Floor Landing.

Dining Kitchen with window and door overlooking and providing access to the garden to the rear. Access to useful under stairs storage.

The Kitchen Area is fitted with a range of base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, hob and extractor fan over. Ample space for freestanding kitchen appliances. Window to the rear elevation.

To the First Floor Landing there is access to Three Bedrooms served by a Family Bathroom.

Bedroom One with window to the front elevation. Built in bedroom furniture providing wardrobes, cupboards, dressing table and bedside cabinets.

Bedroom Two with window to the rear elevation enjoying views over the gardens to the rear.

Bedroom Three with a window to the front elevation. Built in cupboards providing excellent storage.

The Bedrooms are served by a Family Bathroom fitted with a white suite, providing a bath with shower over, wash hand basin and WC.



Approx Gross Floor Area = 753 Sq. Feet  
= 70.0 Sq. Metres

