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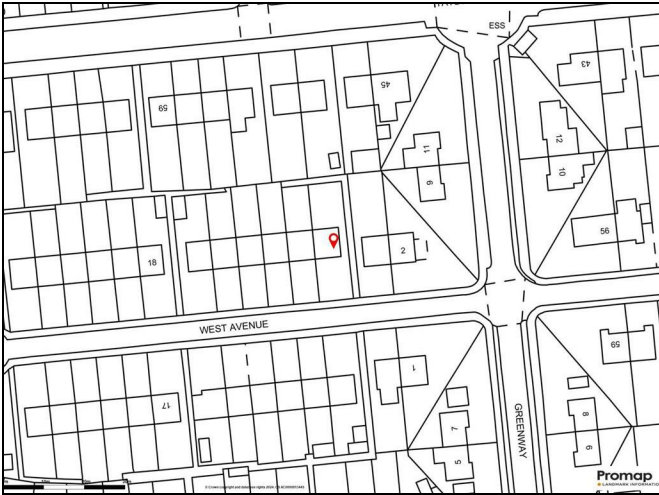
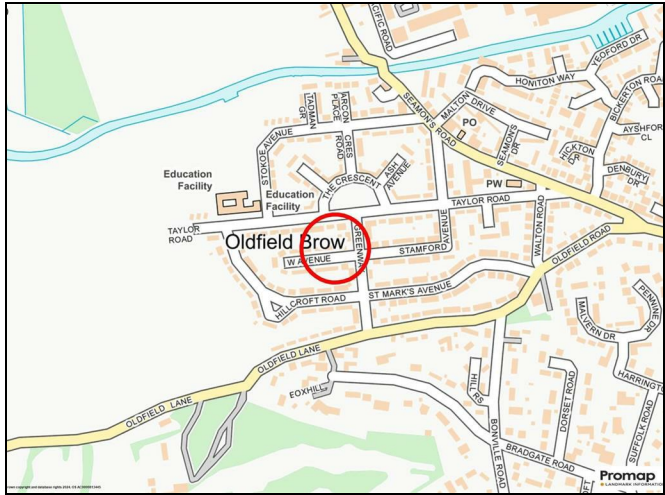


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale office proceed along Ashley Road in the direction of the station, proceeding over the crossings in to the continuation of Ashley Road, and continue to the traffic lights. Turn right onto the continuation of Ashley Road which then becomes Railway Street then forms Stamford New Road. Continue through the town centre to the next set of traffic lights, turning left into Church Street towards the Cresta Court Hotel. At the next set of lights turn right onto the A56 Manchester Road and turn left at he Wheatsheaf Public House into Oldfield Road. Continue along Oldfield Road for some distance, proceeding over the mini roundabout and take the next left turning into the continuation of Oldfield Road. Continue along the road for some distance before taking a right turn into Greenway. Take the second left turn into West Avenue where the property will be found on the right hand side.



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	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 the 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.

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INDEPENDENT ESTATE AGENTS

6 West Avenue Altrincham, WA14 4JG



A WELL PROPORTIONED BAY FRONTED END TERRACE IN THIS POPULAR AREA CLOSE TO ALTRINCHAM AND WITH COUNTRY WALKS TOWARDS DUNHAM ON THE DOORSTEP. 876sqft. Hall. WC. Lounge. Dining Kitchen. Three good size Bedrooms. Stylish Bathroom. Driveway. Gardens.

Hall. WC. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Large Driveway. Gardens.

£375,000

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in detail



A good size, bay fronted end Terraced property in this most popular area, with country walks towards Dunham Park, the Trans Pennine trail and John Leigh Park nearby and close to excellent Schools, Altrincham Town Centre, its amenities and the Metrolink.

The well presented property is arranged over Two Floors extending to some 876 sq ft providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and Three good Bedrooms served by a Family Bathroom to the First Floor.

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The well presented property is arranged over Two Floors extending to some 876 sq ft providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and Three good Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a good size paved Driveway providing ample off road parking and to the rear a lawned Garden with patio area.

Comprising:
Canopied Porch. Double glazed uPVC frame door and window leading to an Entrance Hall with staircase rising to the First Floor. Access to useful under stairs storage. Doors provide access to Ground Floor Living Accommodation. A door provides access to the gardens to the rear.

Ground Floor WC fitted with a modern white suite. Tiling to the walls.

Lounge with square bay double glazed uPVC frame window to the front elevation. To the chimney breast there is a fireplace feature. Coved ceiling.

Dining Kitchen fitted with an extensive 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. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge, freezer, dishwasher and tumble dryer. There is space for a washing machine. Double glazed uPVC frame window to the rear elevation.

To the First Floor Landing there is access to Three good sized Bedrooms served by a stylish Family Bathroom. Double glazed uPVC frame window to the side elevation. Built in airing cupboard housing the hot water tank. Loft access point with pull down ladder to a boarded loft space providing excellent storage.

Bedroom One with square double glazed uPVC frame window to the front elevation.

Bedroom Two with double glazed uPVC frame window to the rear enjoying views over the gardens to the rear.

Bedroom Three with double glazed uPVC frame window to the front elevation. Built in cupboard and wardrobe.



The Bedrooms are served by a stylish Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with thermostatic shower over, with dual attachments and glazed screen, wash hand basin with built in storage and WC. Extensive tiling to the walls. Double glazed uPVC frame opaque window to the rear elevation. Chrome finish heated towel rail.

Externally, there is a good size paved Driveway providing ample off road Parking. Lawned Garden frontage enclosed within timber fencing.



To the rear, there is paved patio area adjacent to the back of the house, accessed via the Hall. Beyond, the Garden is laid to lawn and is enclosed within timber fencing.

FREEHOLD PROPERTY
COUNCIL TAX BAND - B

Approx Gross Floor Area = 876 Sq. Feet
= 81.4 Sq. Metres

