



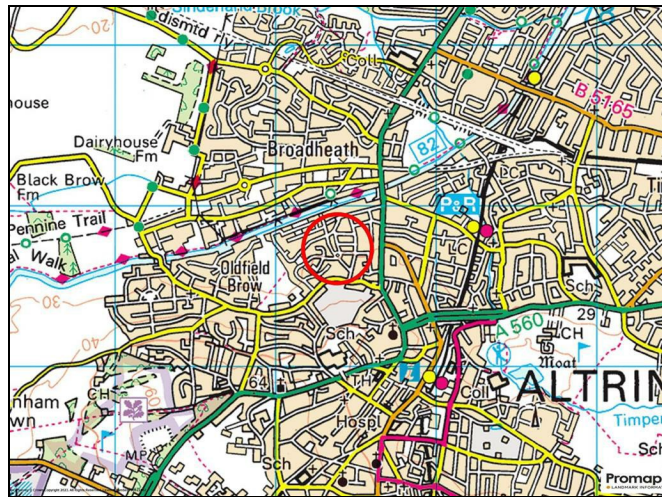
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INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right into the continuation of Ashley Road, and over the mini roundabout towards Altrincham Town Centre. Proceed through the next set of traffic lights into Railway Street, which becomes Stamford New Road, passing through more traffic lights past the Bus and Train Station on the right. At the next set of traffic lights, turn left onto Church Street towards the Cresta Court Hotel, turning right at the next set of traffic lights onto the main A56 Chester Road. Take a left turning at the Wheatsheaf Public House opposite the George and Dragon Hotel onto Oldfield Road. Take the second right turning into Weldon Road and at the next roundabout take the second exit into Lawrence Road, and turn immediately right into Place Road. At the roundabout turn left into Lock Road and the property will be found almost immediately on the left 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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 that 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

66 Lock Road

Broadheath, Altrincham, Cheshire, WA14 4HD



A LOVELY PERIOD TERRACED PROPERTY OFFERING EXCELLENT POTENTIAL TO UPDATE AND IMPROVE, IDEALLY LOCATED CLOSE TO JOHN LEIGH PARK AND ALTRINCHAM TOWN CENTRE. 751SQFT

Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Gardens. No Chain!

Offers Over - £300,000

in detail



A fantastic opportunity to acquire this attractive Victorian Terraced property located within the popular Linotype Conservation Area and offering potential to upgrade and improve.

The location is ideal with the open space of John Leigh Park on the doorstep and within walking distance to Altrincham Town Centre, the popular Market Quarter and Metrolink.

The property offers a spacious Lounge to the Ground Floor, in addition to a Dining Kitchen with storage space off.

To the First Floor are Two excellent Double Bedrooms served by a particularly large Bathroom.

Externally, the property enjoys a Garden frontage and to the rear there is a reasonable lawned Garden area with useful brick built outbuilding and storage.

A fantastic opportunity to add value on a property in this enormously popular location, offered for sale with no chain.

AGENTS NOTE:
A structural engineers report has been undertaken on this property to confirm the structural stability and a copy of this is available on request.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 751 Sq. Feet
= 69.8 Sq. Metres

