



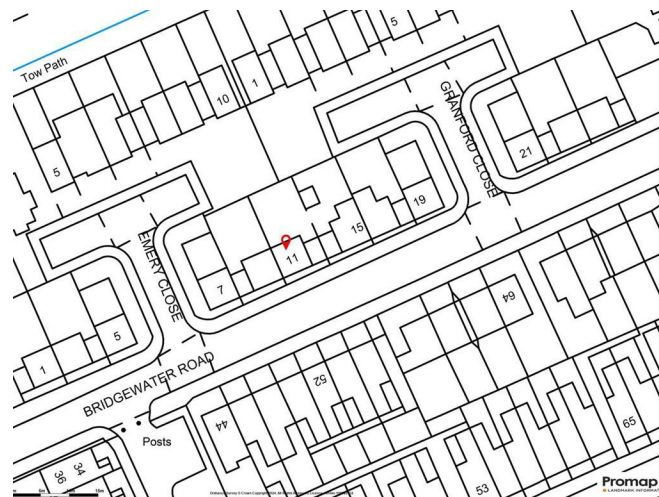
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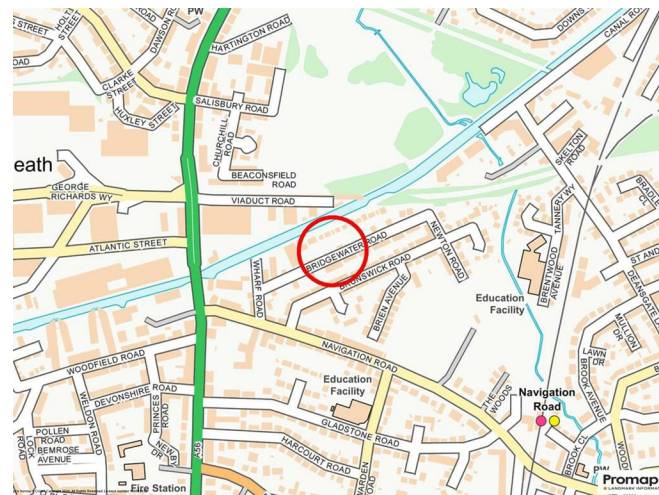


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station and at the next set of traffic lights continue straight across Barrington Road. At the end of Barrington Road turn right onto the A56 Manchester Road. Continue to the next main set of traffic lights and turn right into Navigation Road. Take the first turning into Wharf Road and follow the road to the right into Bridgewater Road. Continue along where the property will be found on the left hand side, just after Emery Close



energy efficiency

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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.

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)



INDEPENDENT ESTATE AGENTS

11 Bridgewater Road , Altrincham, WA14 1LB



AN OPPORTUNITY TO PURCHASE A MODERN SEMI DETACHED PROPERTY WITH GOOD SIZE GARDEN AND POTENTIAL TO EXTEND STP, IN A POPULAR LOCATION WALKING DISTANCE OF NAVIGATION ROAD METRO, EXCELLENT SCHOOLS AND ALTRINCHAM TOWN CENTRE. 553 SQFT.

HALL. OPEN PLAN LIVE IN DINING KITCHEN. TWO DOUBLE BEDROOMS. BATHROOM. DRIVEWAY. GARDEN. NO CHAIN!

£280,000

in detail



A well presented, modern Semi Detached property enjoying an excellent location within walking distance of Navigation Road School and Metrolink, and close to Altrincham Town Centre with all its amenities.

The immaculately presented property is arranged over Two Floors with the accommodation extending to some 553 square feet providing an Entrance Hall and an Open Plan Living Room and Dining Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.

Externally, there is a Driveway providing off road parking for two cars and to the rear there a good size gravelled Garden.

This property is offered for sale with no chain and could be moved into with the minimum of fuss and would suit a variety of purchasers from first time buyers, downsizers or an investor looking for a buy to let opportunity.

Comprising:

Covered Porch. Entrance Hall with a door leading to an Open Plan Living Room and Dining Kitchen with clearly defined areas.

To the Living and Dining Area a spindle balustrade staircase rises to the First Floor and French doors overlook and provide access to the gardens to the rear. Window to the front elevation.

The Kitchen Area is fitted with a range of units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a oven, four ring gas hob and extractor fan over and there is space for additional kitchen appliances. Wall mounted gas central heating boiler. Window to the rear elevation enjoying views over the gardens.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Window to the front elevation. Loft access point to a boarded loft.

Bedroom One with window to the rear elevation. There is a built in double wardrobe and additional over stairs storage cupboard.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Part tiled walls. Opaque window to the front elevation.

Externally, there is a Driveway providing off road parking for two cars and to the rear there is an excellent sized gravelled Garden. Timber built Garden Shed.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years from 1 March 1998
- Council Tax Band C



Approx Gross Floor Area = 553 Sq. Feet
= 51.26 Sq. Metres

