



HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

64 Navigation Road

Altrincham, Cheshire, WA14 1NF



Offers Around £575,000

www.watersons.net

www.watersons.net





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

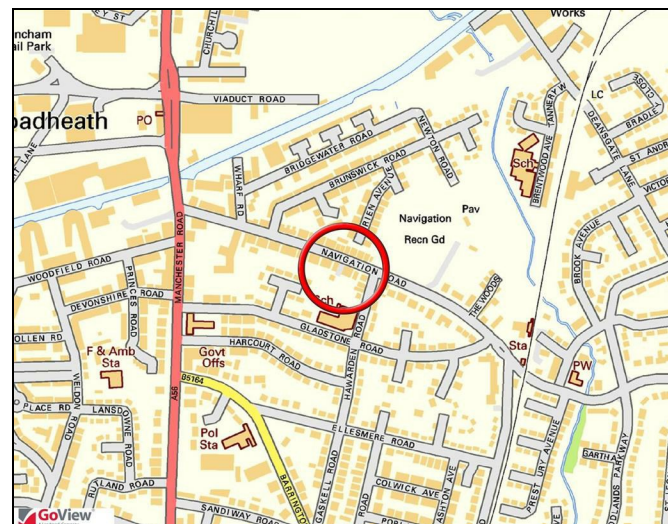


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

A SUPERBLY SIZED, WELL APPOINTED, FOUR STOREY VICTORIAN SEMI DETACHED WITH SOUTH FACING GARDEN CLOSE TO NAVIGATION ROAD RECREATIONAL GROUND AND METRO. 1912sqft.

Hall. Three Receptions. Dining Kitchen. Four Double Bedrooms. Two Bath/Showers. Permit Parking. Garden.



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.

in detail

A superbly sized bay fronted Victorian Semi Detached property in a supremely convenient location, within a moments' walk of Navigation Recreation Ground, Navigation Road Metrolink giving easy access to and from Manchester and close to local shops and schools.

The beautifully presented property extends to some 1912 square feet with the versatile accommodation arranged over Four Floors, providing a Hall, Lounge, Family Room and Dining Kitchen to the Ground Floor and Three Double Bedrooms and a Bathroom to the Two Upper Floors.

The Lower Ground Floor Converted Cellars provide valuable additional space, used by the current vendors as a Playroom and Home Office/Bedroom Four with Guest En Suite Shower Room.

Externally, there is a Residents on street Permit Parking scheme in place and to the rear a south facing, sunny aspect enclosed Garden.

Comprising:

Entrance Hall with staircase rising to the First Floor and doors provide access to the Ground Floor Living Accommodation. Decorative radiator cover. Coved ceiling. Wood flooring.

Lounge with bay window to the front elevation and attractive fireplace feature to the chimney breast. Coved ceiling.

Doors open to a Family Room with window enjoying views over the Garden to the rear. Coved ceiling. Wood flooring.

Dining Kitchen with clearly defined areas. To the Dining Area there is a window and door overlooking and providing access to the Gardens.

Kitchen Area fitted with a range of cream coloured base and eye level 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 an oven, four ring gas hob with extractor fan over and dishwasher. Chrome finish halogen lighting.

To the Lower Ground Floor are the converted Cellars which provide a Home Office/Bedroom Four with Guest Shower Room and a Play Room with access to a Utility Area. Mirrored doors provide built in storage. Wood flooring.

Home Office/Bedroom Four is a well proportioned room with bay window to the front elevation. Built in desk and storage cupboards to each side of the chimney breast recess.

Guest Shower Room fitted with a modern white suite and chrome fittings providing a shower, wash hand basin and WC. Tiling to the shower and sink areas. Tiled floor.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing.

Bedroom One is a superbly proportioned room with two windows to the front elevation. This room enjoys a range of built in furniture, providing wardrobes, drawers, bedside units and a dressing table providing ample hanging and storage space.

Bedroom Two with window to the rear elevation. There are built in wardrobes along one wall providing ample hanging and storage space.

The Bedrooms are served by a Bathroom fitted with a modern white suite, providing a double ended bath, enclosed shower cubicle with dual shower attachments and glazed door, wash hand basin with built in storage and WC. Tiling to the walls. Chrome finish heated towel rail. Opaque window to the rear elevation. Chrome finish halogen lighting.

A staircase rises to the Second Floor where there is a Third Double Bedroom with attractive sloping ceilings with two inset Velux windows and there are built in cupboards providing access to roof void storage.

Externally, there is Residents on street Parking Permit Scheme and a low maintenance Garden frontage with stocked borders.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the door from the Dining Kitchen. Beyond the Garden is laid to AstroTurf and enclosed within timber fencing and brick walling. The Garden enjoys a South facing and therefore sunny aspect.

