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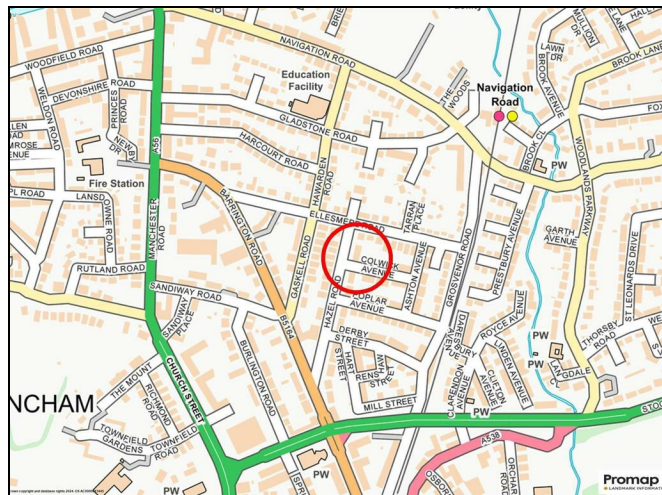


INDEPENDENT ESTATE AGENTS

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. At the next set of traffic lights continue straight across Barrington Road. Take the first right turning into Hazel Road and 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		

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 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

52 Hazel Road Altrincham, Cheshire, WA14 1JL



A SUPERBLY PROPORTIONED AND PRESENTED PERIOD TERRACED PROPERTY ARRANGED OVER THREE FLOORS, BENEFITTING FROM OFF STREET PARKING AND LOCATED WITHIN WALKING DISTANCE TO ALTRINCHAM AND THE METROLINK. 1341 SQFT.

Porch. Hall. Lounge. Dining Room. Kitchen. Four Bedrooms. Two Bath/Shower Rooms, Driveway. Gardens.

£540,000

in detail



A superbly proportioned and presented, bay fronted Victorian Terraced property with accommodation arranged over Three Floors, extending to approximately 1300 square feet including a Loft Conversion, and having the rare and valuable feature of off street Parking for two vehicles to the front.

The property is located in this really popular area within reasonable walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter and with Navigation Road Metrolink and Primary School both on the doorstep.



The property is well presented throughout with excellent specification kitchen and bathroom fittings and provides genuinely family sized living accommodation with Two good sized Reception Rooms to the Ground Floor, in addition to the Kitchen and has Four Bedrooms over the Two Upper Floors, one utilised as a Home Study, served by Two Bath/Shower Rooms, one being En Suite to the Top Floor Principal Bedroom.

Externally, there is an appealing patio Garden to the rear.

Comprising:

Entrance Porch. Hall with a staircase to the First Floor and doors to the Living Accommodation.

Lounge with shuttered windows inset into an angled bay to the front, intricate corniced ceiling, an attractive Victorian style fireplace and custom built cabinets.

Dining Room with exposed floorboards, under stairs storage and intricate corniced ceiling. Opening with a step down to the:

Kitchen fitted with a range of traditional style units with slate finish flooring, windows to the side and rear and a door leading to the garden. There are a range of freestanding appliances which maybe available to the incoming purchaser subject to negotiation.

First Floor Landing with a continuation of the staircase to the Second Floor.

Bedroom One with exposed floorboards, two windows to the front and cast iron fireplace feature.

Bedroom Two with exposed floorboards, window to the rear and a cast iron fireplace feature.

Bedroom Three is currently utilised as a Home Study with a window to the rear.

These Bedrooms are served by the well appointed Family Bathroom with a shower end bath with thermostatic shower over, wash hand basin and WC. Tiling to the walls and floor. Ladder radiator. Window to the side.

Second Floor Landing leading to Principal Bedroom Four. A superbly proportioned room with built in wardrobes and furniture and having a full height window enjoying an aspect to the rear in addition to a skylight window to the front. Access to under eaves storage.



This Bedroom is served by the En Suite Shower Room with enclosed shower cubicle with 'drench' shower head, wash hand basin and WC. Extensive tiling to the walls and floor. Skylight window.

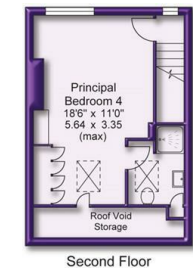
Externally, the front the property is approached via a block paved Driveway providing off road Parking for two vehicles, in addition to a garden frontage, enclosed within hedging and fencing.



To the rear, the Garden is entirely paved for ease of maintenance providing a patio garden with gazebo to the far end of the Garden, enclosed within brick wall, fencing and hedging.

A fantastic example of a most popular style of property in a great location.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1341 Sq. Feet
(Including Roof Void Storage) = 124.5 Sq. Metres

