



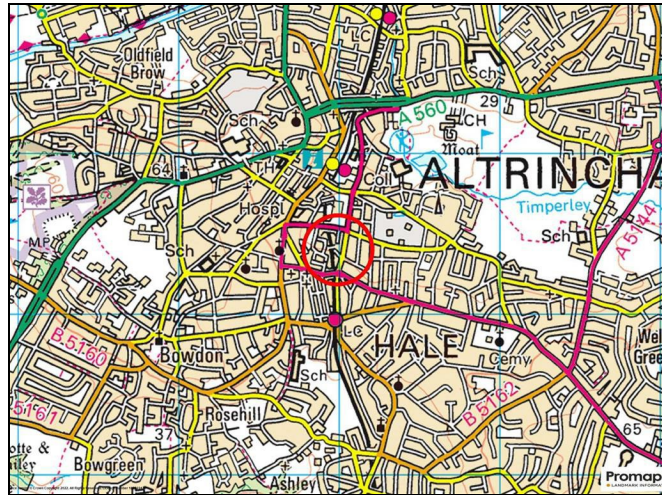
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

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

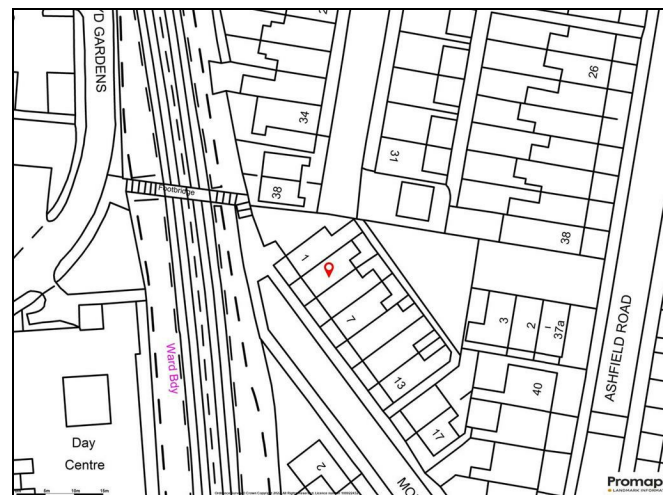
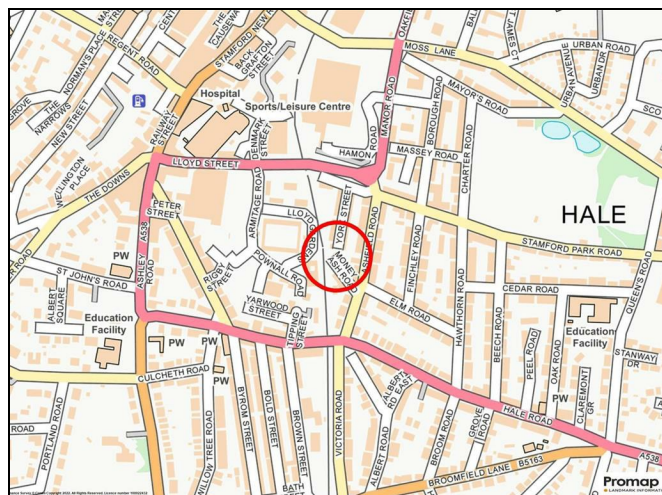


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right into Victoria Road. At the end of Victoria Road, turn right on to Hale Road and take the first left turning into Hawthorn Road. Take the first left turning again into Elm Road. At the end of Elm Road, turn left onto Ashfield Road and immediate right on to Money Ash Road. 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 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.



INDEPENDENT ESTATE AGENTS

3 Money Ash Road Altrincham, Cheshire, WA15 9QL



A LOVELY VICTORIAN TERRACED IN NEED OF SOME UPDATING, SUPERBLY LOCATED AMONG THE 'TREE ROADS' WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM AND WITH THE OPEN SPACE OF STAMFORD PARK ON THE DOORSTEP. 1018sqft.

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Cellars and Storage. Rear Courtyard.

£335,000

in detail



A superbly located, Period Terraced property positioned among the ever popular 'Tree Roads' and as such, within walking distance of Hale Village with its range of fashionable shops, eateries and bars, Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.



The property offers accommodation arranged over Three Floors, including Cellars extending to approximately 1000 square feet and provides Two Reception Rooms and a Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.

The Cellar benefits from plaster boarded walls and ceilings to provide a usable space. In addition, there is a substantial subfloor storage space.

Externally, there is a Courtyard Garden.

Comprising:

Entrance door with fanlight window to the Hall, with staircase rising to the First Floor and wood panelled doors to the Ground Floor Living Accommodation.

Lounge with wood laminate flooring, living flame fire and window to the front.

Dining Room with natural wood flooring, window to the rear and gas fire to a back boiler. Doors to the Kitchen and Lower Ground Floor Cellars.

The Kitchen is fitted with a range of laminate fronted units with built in oven, hob and extractor fan. Window and door to the rear Courtyard.

First Floor Landing with wood panelled doors to Two Bedrooms and a Bathroom.

Bedroom One is a Double Bedroom with cast iron fireplace and window to the front.

Bedroom Two is another Double Bedroom with a window overlooking the rear.

The Bedrooms are served by the Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Part tiling to the walls and floor. Airing cupboard.

Externally, the property enjoys a Garden frontage and to the rear there is an enclosed, Courtyard area and a gate gives access to a right of way through a neighbours garden.

An excellent value property for this first class location.



Approx Gross Floor Area = 1018 Sq. Feet
(exc. sub floor) = 94.5 Sq. Metres

