



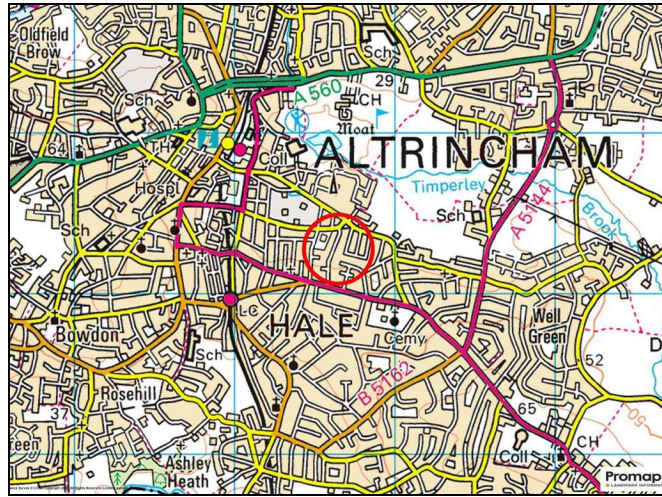
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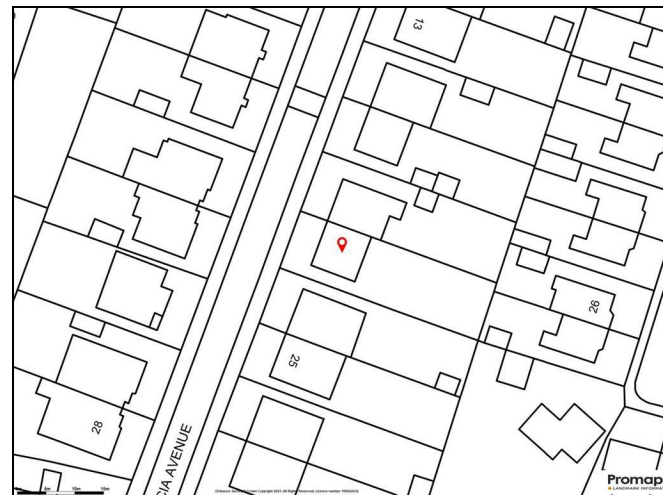
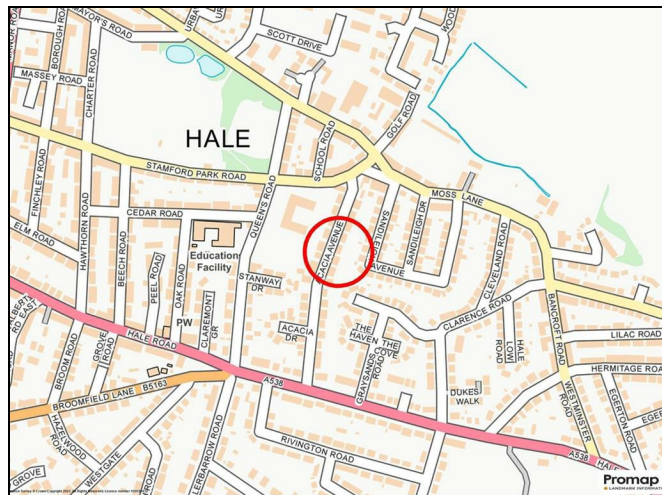


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale station, turning right at the station into Victoria Road. Proceed to the end of Victoria Road and turn right onto Hale Road. Continue for some distance before turning left into Acacia Avenue. 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	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 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

21 Acacia Avenue Hale, Altrincham, Cheshire, WA15 8QX



A FANTASTIC OPPORTUNITY TO ACQUIRE THIS SEMI DETACHED PROPERTY WITH GOOD GARDEN REQUIRING COMPLETE RENOVATION AND OFFERING POTENTIAL TO REDEVELOP ALL TOGETHER STP. 1200SQFT

Entrance Vestibule. Hall. Living and Dining Room. Family Room. Kitchen. Two Double Bedrooms. Bathroom. Driveway. Gardens. NO CHAIN!

£530,000

in detail



A wonderful opportunity to acquire this Semi Detached family home requiring complete renovation, modernisation and improvement with potential to redevelop and extend, subject to planning consents.



The property is located on this popular road with Stamford Park school and the open space of Stamford Park itself literally on the doorstep, as well as being close to Altrincham Town, the popular Market Quarter, Metrolink and Hale Village.

The property is arranged over Two Floors with the accommodation extending to some 1200 square feet providing a Living and Dining Room, Family Room and Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.

Externally, there is a Driveway providing off road Parking and a good sized lawned Garden to the rear which enjoys a sunny aspect.

A fantastic project property, offered for sale with no chain.

Comprising:

Covered Porch. Entrance Vestibule. Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation.

Living and Dining Room with dual aspect, enjoying views over the gardens to both the front and rear.

Family Room with window to the rear elevation. Built in shelving.

Kitchen fitted a basic range of units, windows to the front and side elevations and a door provides access to the same. Access to useful under stairs storage.

To the First Floor there are Two Double Bedrooms served by a Bathroom.

Principal Bedroom One which could be reconfigured to create Two Bedrooms, with window to the front elevation. Access to extensive roof void storage.

Bedroom Two with window to the side elevation. Built in cupboard. Access to roof void storage.

The Bedrooms are served by a Bathroom fitted with a bath, wash hand basin and WC. Window to the front elevation.

Externally, there is a Driveway providing off road Parking and to the rear a good sized, lawned Garden enjoying a South facing therefore sunny aspect.

This property is offered for sale with no chain.

FREEHOLD - COUNCIL TAX BAND D



Approx Gross Floor Area = 1211 Sq. Feet
(inc. Roof Void Storage) = 112.26 Sq. Metres

