



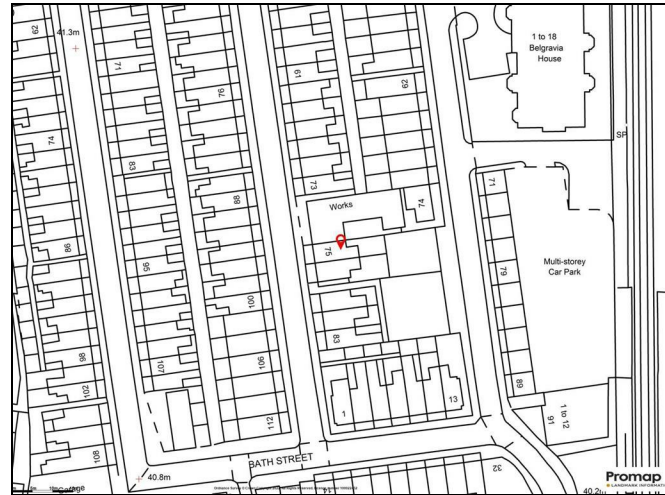
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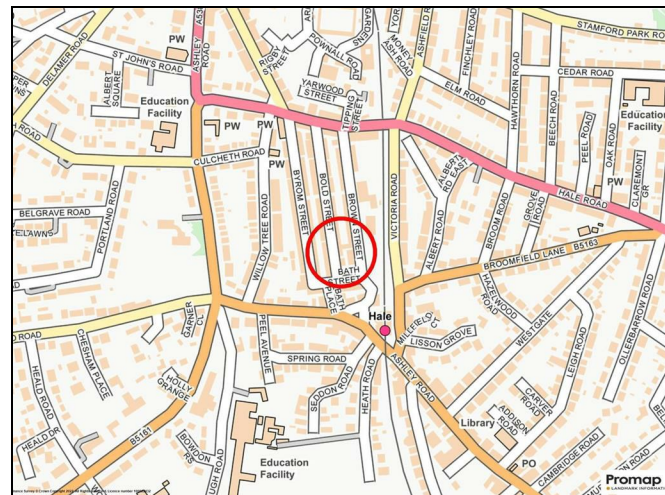


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the Crossings into Victoria Road. Proceed to the end of Victoria Road and turn left onto Hale Road. Take the second left turning into Bold Street and the property will be found on the left 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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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			88
(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.



WATERSONS

INDEPENDENT ESTATE AGENTS

75 Bold Street Altrincham, Cheshire, WA14 2ES



A STUNNING, UPDATED AND REMODELLED TERRACED ARRANGED OVER THREE FLOORS WITH GARDEN ON THE POPULAR 'B' STREETS WALKING DISTANCE OF HALE AND ALTRINCHAM. 1093sqft.

Lounge. Dining Kitchen. Reception Room. Two Double Bedrooms. Two Bath/Showers. Permit Parking. Courtyard Garden. No Chain.

£500,000

in detail



A stunning, updated and remodelled Period Mid Terraced on the popular 'B Streets' with Hale Village literally on its doorstep and walking distance to Altrincham Town Centre, its amenities, the Metrolink and popular Market Quarter.

The beautifully presented property is arranged over Three Floors with the accommodation extending to some 1093 square feet providing a Hall, Lounge, Open Plan Live In Dining Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.



To the Lower Ground Floor are the Converted Cellars which offers an excellent room which an incoming purchaser could use as a Reception Room or Bedroom in addition to a stylish wet room.

Externally, there is Residents Parking Permit scheme in place and to the rear a larger than average for this style of property, enclosed Garden.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Lounge with angled bay window with three inset windows to the front elevation. Exposed brick chimney breast feature. Coved ceiling.

Impressive Open Plan Live In Dining Kitchen with folding doors overlooking and providing access to the garden to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with marble worktops over, inset into which is a double sink and drainer unit with mixer tap over. The worktops incorporate an Island unit with inset hob and extractor fan over. Integrated appliances include an oven, fridge, freezer, dishwasher and washer dryer.

To the Lower Ground Floor the Cellars have been converted to provide an excellent room which could be used as a Reception Room or Bedroom with UPVC bay window to the front elevation. Built in meter cupboard. LED lighting.

Wet room fitted with contemporary white suite and chrome fittings, providing a thermostatic shower, wash hand basin with built in storage below and WC. Extractor fan. Tiling to the walls and floor.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. Loft access point. Coved ceiling.

Bedroom One with two windows to the front elevation.

Bedroom Two with window to the rear elevation enjoying views over the Gardens.



The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings providing a bath, walk in wet room style shower with dual attachments and glazed screen, wash hand basin with storage below and WC. Chrome finish heated towel rail. Extensive tiling to the walls and floor. Inset mirror. Opaque window to the rear elevation. Extractor fan.

Externally, there is an on road Residents Parking Permit scheme in place and a low maintenance Garden frontage.



To the rear there is a larger than average, for this style property, enclosed Courtyard Garden with paved and lawned areas and stocked border.

This property is offered for sale with no chain.



Approx Gross Floor Area = 1093 Sq. Feet
= 101.5 Sq. Metres

