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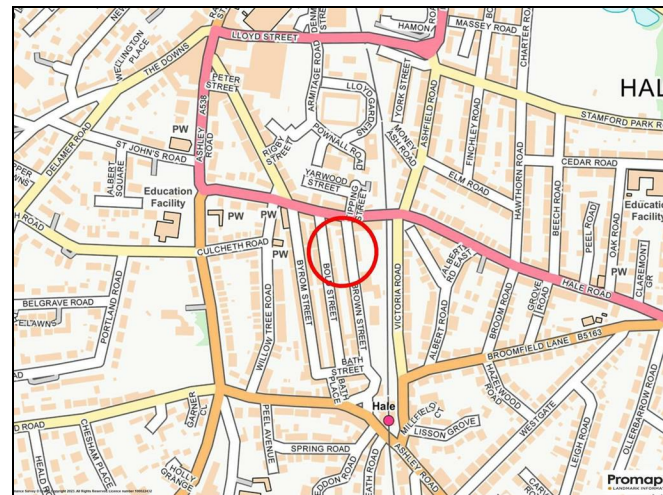


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings. Take an immediate right turn at the Millennium Clock, following the road into Bath Street, turning immediately right into Brown Street. The property will be found on the right hand side.



INDEPENDENT ESTATE AGENTS

16 Brown Street Altrincham, Cheshire, WA14 2EU



AN APPEALING 'B STREET' PERIOD TERRACE WITH WEST FACING COURTYARD GARDEN, A MOMENTS WALK OF HALE AND ALTRINCHAM CENTRES. 816 sqft.

Lounge. Dining Kitchen. Two Double Bedrooms. Bathroom. Resident Parking Permit Scheme. Courtyard Garden. No Chain.

energy efficiency

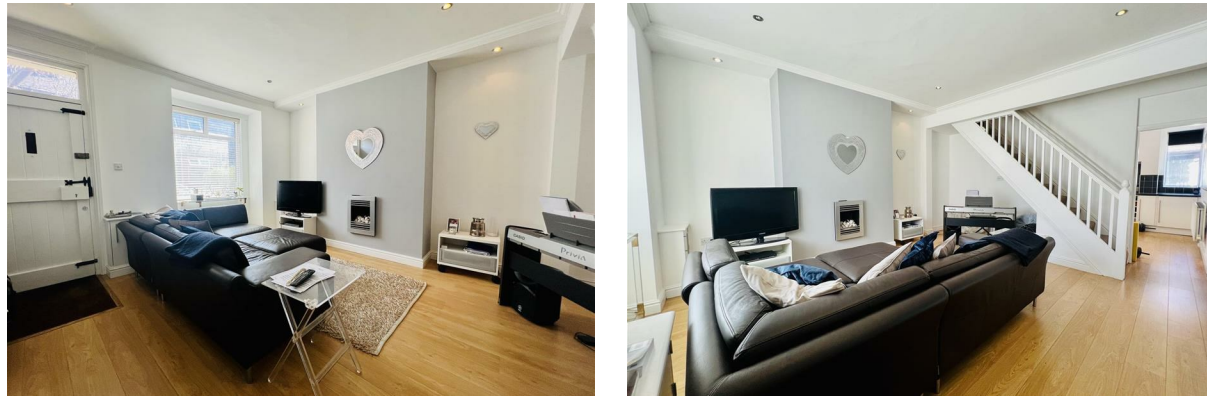
In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(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 England & Wales EU Directive 2002/91/EC		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 the 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.

£375,000

in detail



A very appealing Period Terraced property, located among the ever popular 'B' Streets within a moments walk of Hale Village and Train Station, Altrincham Town Centre, the Metrolink, popular Market Quarter and all its amenities.

The well presented property is arranged over Two Floors with the accommodation extending to some 819 square feet providing a Lounge and Dining Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.



Externally, there is an on street Residents Parking Permit scheme in place and to the rear a low maintenance Courtyard Garden enjoying a West facing aspect.

Comprising:

Original panelled entrance door leading to a Lounge with window to the front elevation. Contemporary, wall mounted, pebble effect fireplace feature. A spindle balustrade staircase rises to the First Floor. Coved ceiling. Chrome finish lighting.

Dining Kitchen fitted with an extensive range of white base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel double oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washing machine. Two windows to the rear elevation overlooking the courtyard garden and a glazed door provides access to the same. Chrome finish lighting.

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

Bedroom One with window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature. Built in wardrobes along one wall providing excellent hanging and storage space. Raised height window providing borrowed light to the landing.

Bedroom Two with window to the rear elevation. To the chimney breast there is an attractive cast iron fireplace feature.

The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Opaque window to the rear elevation. Gas central heating boiler housed within a storage cupboard.

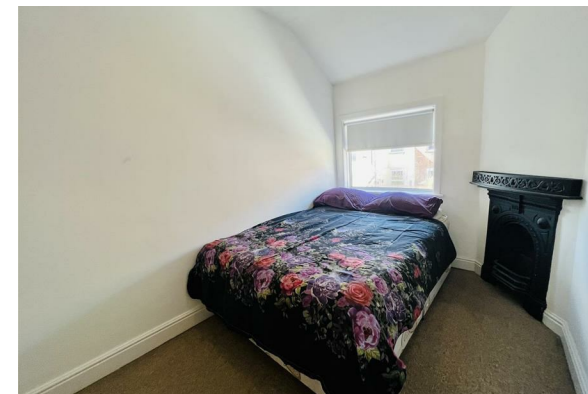
Externally, there is an on street Residents Parking Permit scheme in place and a low maintenance, gravelled Garden frontage, enclosed from the road.

To the rear, is a good size enclosed paved Courtyard Garden which is West facing and therefore enjoys the afternoon and early evening sun. Outhouse, ideal for storage.



A gate gives access to a right of way for bin collection etc.

LEASEHOLD - Term : 999 years from 29 September 1895 COUNCIL TAX BAND 'C'



Approx Gross Floor Area = 819 Sq. Feet
= 75.92 Sq. Metres

