



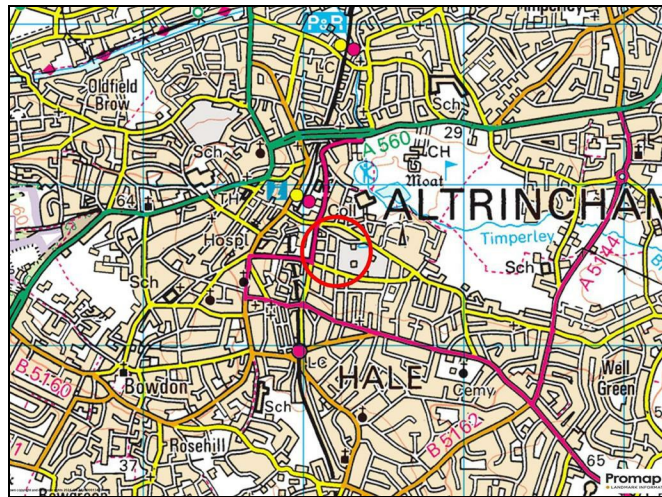
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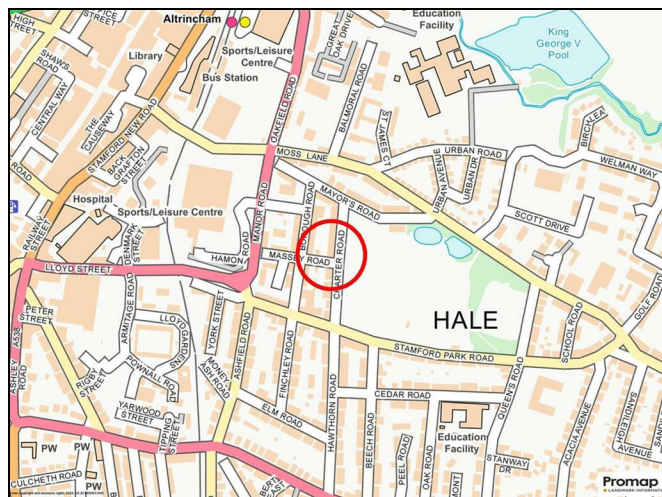


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, turning right just before the level crossings into Victoria Road. At the end of Victoria Road turn right onto Hale Road, then take the first left into Hawthorn road. At the end of Hawthorn Road proceed straight across into Charter Road. The property will be found around half way down the road on the left hand side just after the turn for Massey Road



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	82	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

36 Charter Road Altrincham, WA15 9RL



A SUPERBLY PROPORTIONED VICTORIAN TERRACED ARRANGED OVER FOUR FLOORS ENJOYING A WEST FACING GARDEN, IDEALLY LOCATED OVERLOOKING STAMFORD PARK AND WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE. 1665 sqft.

Hall. Lounge. Dining Room. Kitchen. Four Double Bedrooms. Two Bath/Showers. Cellars. Permit Parking. West Facing Landscaped Gardens.

£625,000

in detail



A superbly sized, bay fronted Victorian Terraced property enjoying a fabulous location, within walking distance of Hale Village, Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter and with the open space of Stamford Park directly opposite.

The extensive and versatile accommodation is arranged over Four floors and extends to some 1665 square feet providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Four Double Bedrooms served by Two Bath/Showers to the Two Upper Floors.



To the Lower Ground Floor are the Cellars which offer an incoming purchaser the opportunity to convert into additional living space subject to up to date building regulations. Externally, there is a Residents Parking Scheme in place and to the rear a West facing landscaped Garden.

A particular feature of the property is that it is directly opposite the open space of Stamford Park and as such, the property also has Stamford Park School on the doorstep making it an ideal purchase for a young family.

Comprising:

Hall approached through panelled entrance door with inset leaded, stained glass windows with stained glass fanlight window above.

Lounge with a wide bay window to the front elevation. To the chimney breast there is an impressive wood burning fireplace. Picture rail surround. Coved ceiling.

Dining Room with French doors opening onto the Rear Garden with window above. Exposed brick chimney breast feature.

Kitchen with windows to the side and rear elevation enjoying views over the Gardens and a door provides access to the same. The Kitchen is fitted with a range of base and eye level units with worktops over inset into which is a stainless sink unit with mixer tap over and tiled splash back. Integrated appliances include an oven, microwave oven, four ring induction hob and extractor fan over, fridge, dishwasher and washer dryer. Plinth heater.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor Landing. Dado rail surround.

Bedroom One with two windows enjoying an aspect towards Stamford Park. Attractive cast iron fireplace to the chimney breast.

Bedroom Two with window to the rear elevation. Built in wardrobe to one side of the chimney breast recess. Picture rail surround.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings providing a bath with electric shower over and glazed screen, wash hand basin and WC. Ceramic tiling with decorative black and white tiled border. Opaque window to the rear elevation.



To the Second Floor Landing there is access to Two further Double Bedrooms, one with an En Suite Shower Room. Window to the rear elevation. Dado rail surround. Bedroom Three currently utilised as a Home Study with window to the rear elevation. Attractive cast iron fireplace feature.

Bedroom Four with arched window enjoying far reaching views across the park to the front elevation. Stripped and stained floorboards. Dado rail surround.



This room enjoys an En Suite Shower Room fitted with a modern white suite and chrome fittings providing a corner shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. Ceramic tiling. Underfloor heating.

Externally, there is a Residents Parking Scheme in place and a Garden frontage. To the rear are landscaped Gardens with decked patio area adjacent to the back of the property accessed via doors from the Dining Room and Kitchen. Beyond the garden is laid to astro turf with raised borders with a variety of plants and shrubs and a mature hedge and timber fence enclosure providing excellent all year round screening. The Garden enjoys a West facing aspect and has a gate giving access to the right of way across the rear for bin collection etc.

- Freehold
- Council Tax Band E

