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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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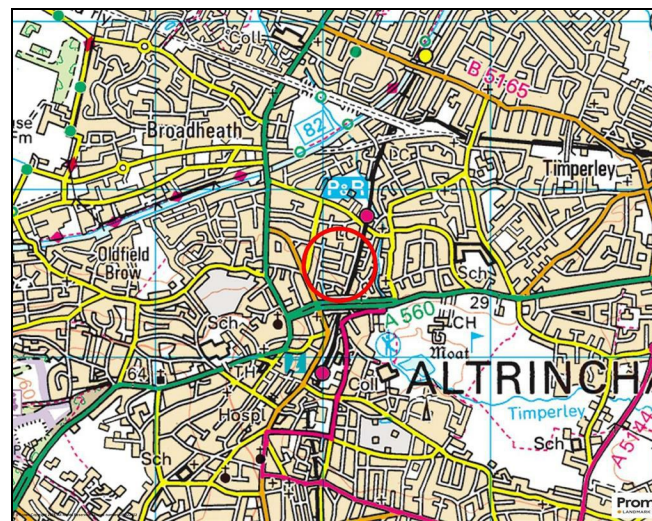
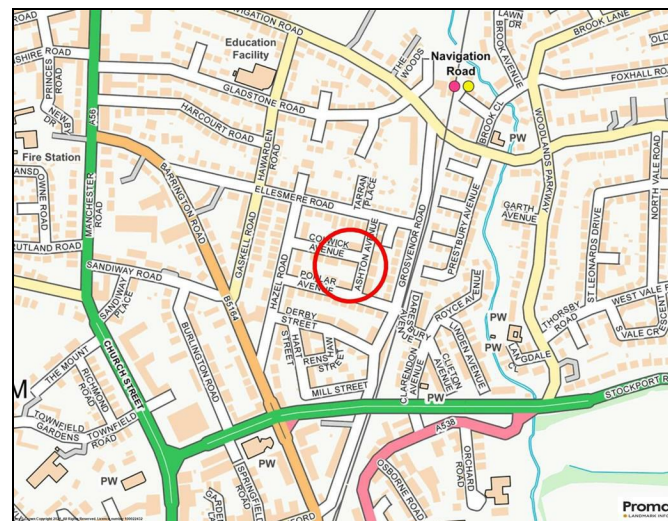


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



Overview

A SUPERBLY PRESENTED AND IMPROVED PERIOD TERRACED PROPERTY WITH LOFT CONVERSION, IDEALLY LOCATED FOR THE TOWN CENTRE AND METRO. 1254sqft.

Porch. Hall. 300sqft Living and Dining Room. Breakfast Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Permit Parking. South facing Garden.



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.

in detail

A superb traditional, bay fronted Period Terrace property with accommodation arranged over Three Floors, extending to approximately 1250 square feet including a Loft Conversion, providing excellent Four Bedroom, Two Bath/Shower Room family sized accommodation.

The location is supremely convenient in this popular area, within walking distance of Altrincham Town Centre, its facilities, the popular Market Quarter, the Metrolink at Navigation Road and Navigation Primary School.

Externally, there is on street Permit Parking, a Garden frontage and a low maintenance, landscaped sunny aspect Garden to the rear.

Comprising:

Entrance Porch leads to the Hall with staircase to the First Floor and a door leads through to the:

300 square foot through Living and Dining Room with natural wood flooring throughout, with the Living Area having a bay window to front, fireplace feature and custom built cabinets. The Dining Area has a window to the rear overlooking the Garden.

Spacious, extended Breakfast Kitchen with a glazed roof within the Dining Area and bi-fold doors giving access to and enjoying an aspect of the gardens. The Kitchen is fitted with an extensive range of high gloss finish units with integrated oven, hob, extractor fan, fridge freezer, dishwasher and washing machine.

First Floor Landing serving Three Bedrooms, Two Double and a large Single, currently utilised as a Home Office.

These Bedrooms are served by the Family Bathroom fitted with a white suite with chrome fittings and shower over the bath.

Second Floor Landing to:

Principal Bedroom Four. A fabulous room with a full height window enjoying a wonderful far reaching view to the rear and having a further skylight window to the front. There is extensive under eaves storage space.

This Bedroom is served by the stylishly appointed En Suite Shower Room, with an open wet room style shower area and skylight window.

Externally, the property enjoys a Garden frontage and there is on street Permit Parking.

To the rear, the Garden has been landscaped with ease of maintenance in mind, with large paved patio. The Garden enjoys a South facing and therefore sunny aspect

A superb example of a most popular style of property in a great location.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1371 Sq. Feet
(inc. Roof Void Storage) = 127.3 Sq. Metres

Approx Gross Floor Area = 1254 Sq. Feet
(exc. Roof Void Storage) = 116.4 Sq. Metres

