



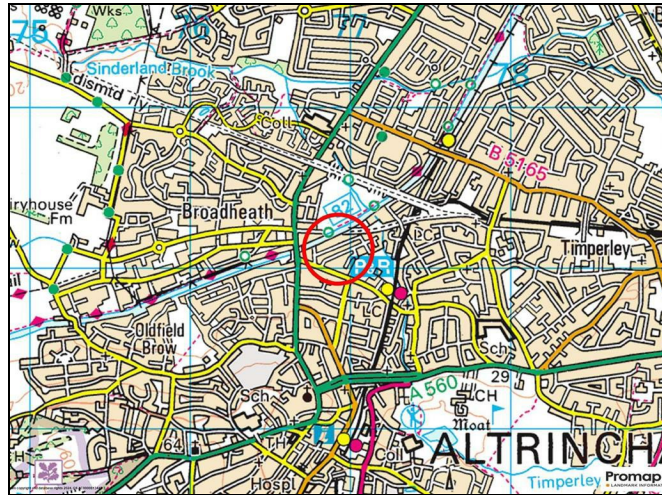
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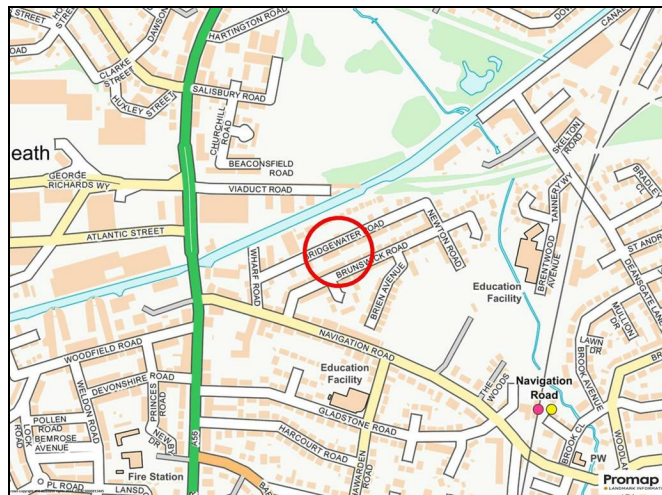


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road. At the end of Barrington Road turn right onto the A56 Manchester Road. Continue to the next main set of traffic lights and turn right into Navigation Road. Turn first left Wharf Road and first right into Bridgewater Road where the property can be found at the far end of the road 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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 that 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

# 56 Bridgewater Road Altrincham, WA14 1LZ



**A SUPERB, UPDATED AND IMPROVED PERIOD END TERRACED ARRANGED OVER THREE FLOORS WITH SOUTH FACING GARDEN WALKING DISTANCE TO THE METROLINK. 1118SQFT.**

**Hall. Lounge. Dining Room. Kitchen. GFWC. Three Bedrooms. Family Bathroom. Courtyard and separate Garden. Permit Parking.**

**£425,000**

# in detail



A superb, updated and improved Period End Terraced property in this popular location, within walking distance of local shops, Navigation Road School and the Metrolink as well as being close to Altrincham Town Centre, its amenities and the popular Market Quarter.

The beautifully presented property is arranged over Three Floors with the accommodation extending to some 1118 square feet providing an Entrance Hall, Lounge, Dining Room, Kitchen and WC to the Ground Floor and Three Bedrooms served by a Family Bathroom over the Two Upper Floors.



Externally, there is an on street Resident's Permit Parking scheme in place.

To the rear, there is an enclosed decked Courtyard accessed via doors from the Dining Room and Kitchen. A gate provides access to a right of way to a lawned Garden enclosed within timber fencing. The Garden is south facing and therefore enjoys a sunny aspect throughout the day.



Externally, there is an on street Resident's Permit Parking scheme in place and to the rear an enclosed Courtyard and separate South facing lawned Garden.

Comprising:

Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation. Solid oak flooring.

Lounge with double glazed uPVC double bay window to the front elevation. Solid oak flooring.

Double Doors open onto a Dining Room with French doors overlooking and providing access to an enclosed Courtyard. Solid oak flooring.

Ground Floor WC fitted with a modern white suite and chrome fittings providing a wash hand basin with tiled splash back and WC. Tiled floor.

Kitchen fitted with an extensive range of white high gloss base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring hob and extractor fan over, fridge, freezer, dishwasher and washer dryer. Two double glazed uPVC windows to the side elevation and a door provides access to the same. Tiled floor. Wall mounted gas central heating boiler housed within a unit.

To the First Floor Landing there is access to Two Double Bedrooms served by a Family Bathroom. A staircase rises to the Second Floor.

Bedroom One with two double glazed uPVC windows to the front elevation.

Bedroom Two with double glazed uPVC window to the rear elevation.

The Bedrooms are served by a Family Bathroom with part vaulted ceiling with inset Velux window providing a double ended bath, separate enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage below and WC. Tiling to the walls and floor. Opaque double glazed window to the rear elevation.

To the Second Floor Landing there is access to a useful storage cupboard with hanging rail.

Bedroom Three with double glazed window to the rear elevation. Built in storage cupboard and access to extensive roof void storage.



- Freehold
- Council Tax Band B

Approx Gross Floor Area = 1118 Sq. Feet  
(inc. Roof Void Storage) = 103.8 Sq. Metres  
Approx Gross Floor Area = 1030 Sq. Feet  
(exc. Roof Void Storage) = 95.6 Sq. Metres

