



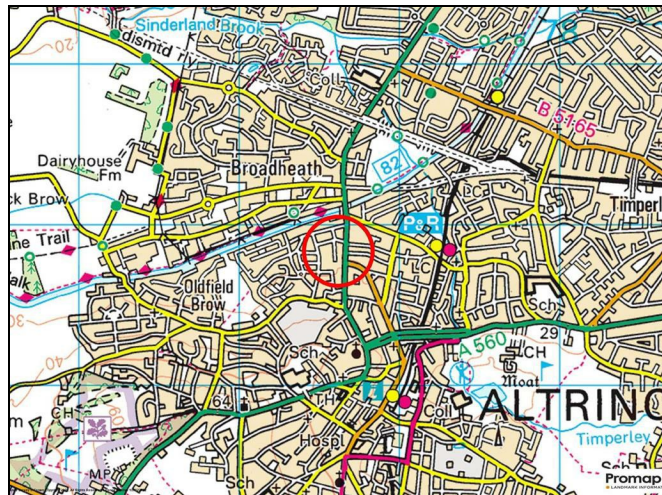
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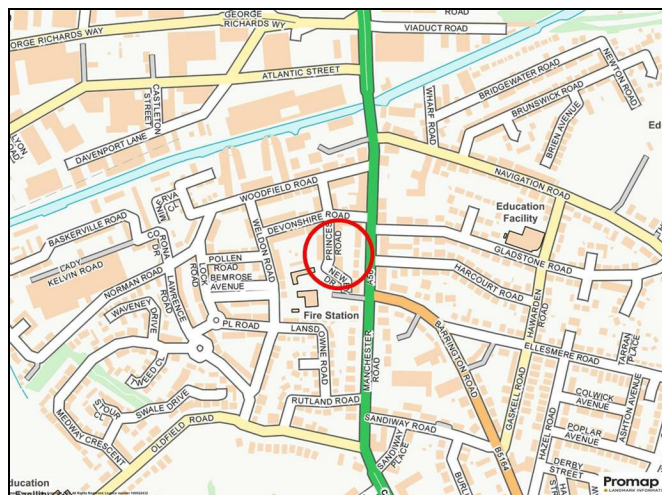


INDEPENDENT ESTATE AGENTS

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 Barrington Road. At the end of Barrington Road turn left on to the main A56 Manchester Road and take the second right turning onto Oldfield Road. Take the second right turn again into Lawrence Road, bearing immediately right into Weldon Road. Proceed along Weldon Road and take the second right turning into Devonshire Road. From Devonshire Road turn right into Princes Road 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	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			84	(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		57		(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		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 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

31 Princes Road Broadheath, Altrincham, WA14 4EX



AN OPPORTUNITY TO PURCHASE A BAY FRONTED PERIOD TERRACED PROPERTY IN NEED OF UPDATING WITH GARDEN, IDEALLY LOCATED FOR LOCAL SHOPS, SCHOOLS, ALTRINCHAM TOWN CENTRE AND THE METROLINK. 970 SQFT

Hall. Lounge. Dining Room. Breakfast Kitchen. Three Double Bedrooms. Bathroom. Gardens. Permit Parking. No Chain.

£365,000

in detail



An opportunity to purchase a bay fronted period Terraced property in need of updating, located in a popular area within walking distance of the open space of popular John Leigh Park, local convenience shops and schools, as well as being within easy reach of Altrincham Town Centre, its amenities, the popular Market Quarter and the Metrolink.



Externally, there is an on street Resident Parking Scheme in place and a low maintenance lawned Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the French doors from the Breakfast Kitchen. There is a lawned Garden area with stocked borders and a gate provides access for a right of way. Access to Garden Store.



The property is arranged over Two Floors with the accommodation extending to some 970 square feet, providing a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Three Double Bedrooms served by a Bathroom to the First Floor.

Externally, there is an on street Resident Permit Parking Scheme in place and to the rear a South facing sunny Garden.

This property is offered for sale with no chain!

Comprising:

Entrance Hall with staircase rising to the First Floor. Dado rail surround. Picture rail surround. Coved ceiling.



Lounge with bay and inset sash windows to the front elevation. To the chimney breast there is a coal effect fireplace feature with wood surround. Built in meter cupboard. Picture rail surround. Coved ceiling.

Double doors lead to the Dining Room with sash window to the rear elevation enjoying views over the gardens. Fireplace feature. Access to useful understairs storage.

Breakfast Kitchen fitted with a range of 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 fridge, dishwasher and space for additional kitchen appliances. Two windows to the side elevation and French doors overlook and provide access to the gardens to the rear.



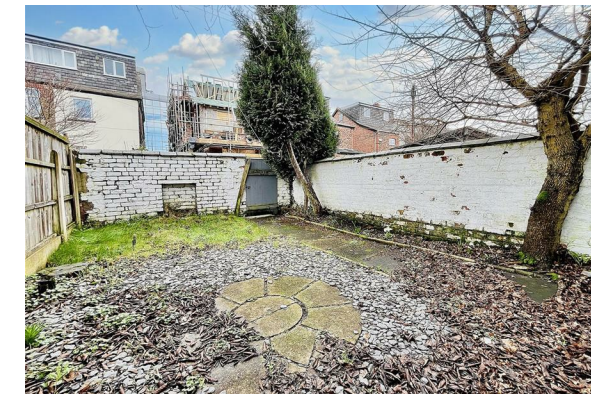
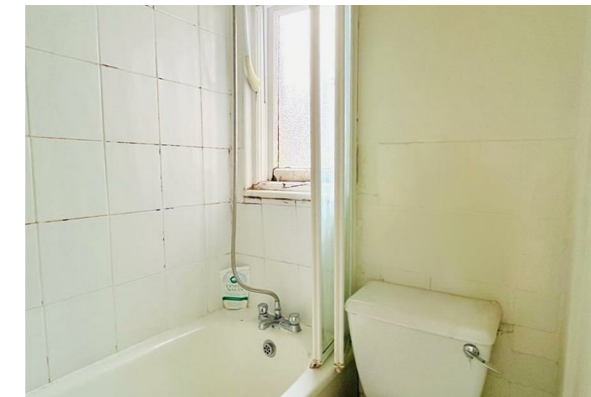
To the First Floor Landing there is access to Three Double Bedrooms and a Family Bathroom. Dado rail surround.

Bedroom One with two sash windows to the front elevation. Built in sink.

Bedroom Two with sash window to the rear elevation. Built in sink.

Bedroom Three with window to the rear elevation.

The Bedrooms are served by a Bathroom fitted with a white suite, providing a bath with shower attachment over and WC. Opaque window to the side elevation. Tiling to the walls.



This property is offered for sale with no chain!

- Freehold
- Council Tax Band B

Approx Gross Floor Area = 970 Sq. Feet
= 90.1 Sq. Metres

