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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

18 Priory Street

Bowdon, Altrincham, WA14 3BQ



£525,000





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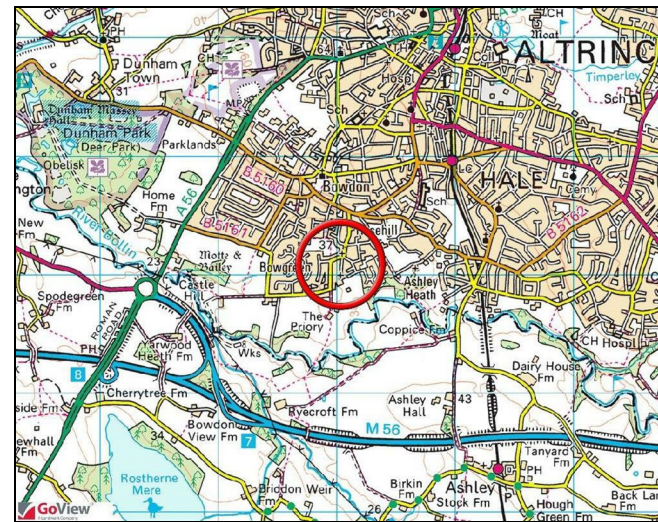
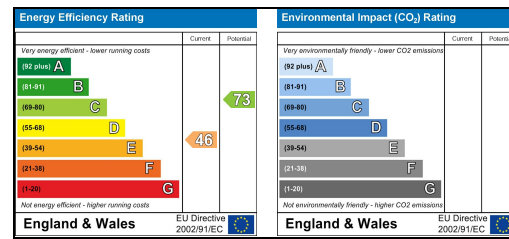


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN ATTRACTIVE END TERRACED WITH OFF ROAD PARKING AND DELIGHTFUL SUNNY ASPECT GARDEN IN A POPULAR LOCATION. 1309QFT.

Hall. Double Reception Room. Dining Kitchen. Three Double Bedrooms. Bathroom. WC. Driveway. Gardens.



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 superbly sized and most attractive Victorian End Terraced property in a popular location with local schools, convenience shops and Bollin Valley Walks on the doorstep.

The property is beautifully presented throughout and is arranged over Three Floors extending to some 1309sqft comprising of a Double Reception Room and Dining Kitchen to the Ground Floor and Three Double Bedrooms, Family Bathroom and a Sep WC to the Two Upper Floors.

Externally, the property enjoys a larger than average plot with the rare and valuable feature of Off Street Parking to the front. To the rear there is a delightful West facing Garden with a decked Patio Area.

Comprising:

Recessed Porch with glazed and panelled door leading to an Entrance Hall with staircase rising to the First Floor. Doors lead to the Ground Floor living accommodation. Stripped and stained floorboards. Coved ceiling.

Double Reception Room with a double glazed window to the front elevation and an impressive cast iron fireplace feature to the chimney breast. An archway separates the two areas with a further attractive cast iron, gas living flame, coal effect fireplace with granite hearth and wood surround. Stripped floorboard throughout. Coved ceiling.

Openings lead to the Dining Kitchen with a part vaulted ceiling, of uPVC frame construction, with French doors and windows to the side elevation providing access to the rear Garden.

The Kitchen Area is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven, four ring gas hob with extractor fan over and a dishwasher. Chrome finish halogen lighting. Tiled floor. Bi-folding doors lead to useful under stairs storage.

To the First Floor Landing there are Two Double Bedrooms and the Family Bathroom. Staircase rises to the Second Floor.

Bedroom One is an excellent room with a double glazed window to the front elevation. To the chimney breast there is an attractive living flame gas fireplace feature. Coved ceiling.

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

The Bedrooms are served by a spacious Family Bathroom fitted with a contemporary white suite with chrome fittings, comprising of a double ended bath with shower attachment, separate double width, enclosed shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. uPVC frame window to the side elevation. Tiling to the floor, bath, sink and shower areas. Chrome finish halogen lighting.

A staircase rises to the Second Floor with uPVC frame window to the rear elevation. Chrome finish halogen lighting.

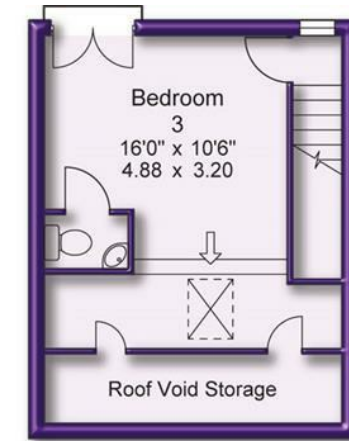
Bedroom Three is a superbly sized room with sloping but yet not restrictive ceilings with a double glazed window and Juliette Balcony enjoying views over the rear Gardens and an inset Velux window to the front making this a naturally light and bright room. A door provides access to an Ensuite WC. Access to roof void storage space. Chrome finish halogen lighting.

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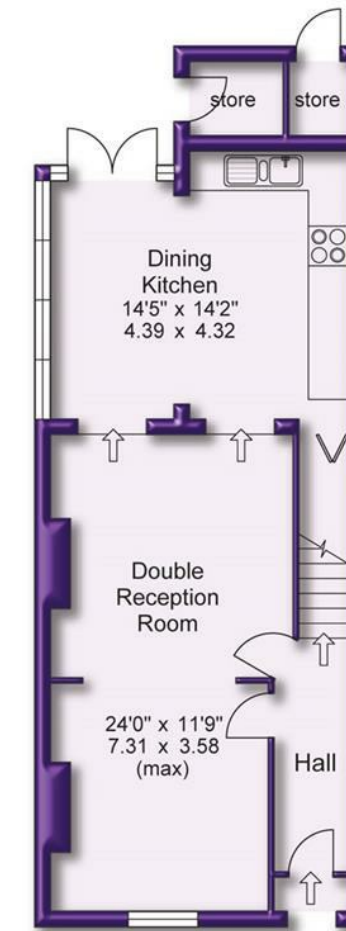
To the rear there is an enclosed Courtyard area with access to an external store used by the current vendors as a utility cupboard. Beyond this the Garden is mainly laid to lawn with a gravelled path and lawned Garden area. Steps lead up to a decked patio enclosed within timber fencing. The Garden enjoys a West facing aspect, enjoying the afternoon and early evening sun.

- Freehold
- Council Tax Band C

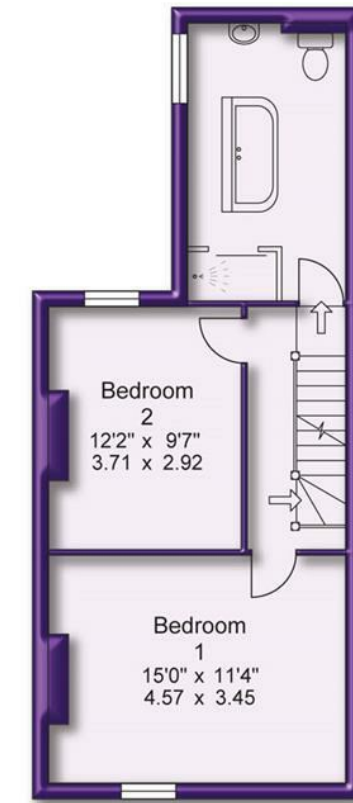
Approx Gross Floor Area = 1365 Sq. Feet
(inc. Roof Void Storage) = 126.8 Sq. Metres
Approx Gross Floor Area = 1309 Sq. Feet
(exc. Roof Void Storage) = 121.6 Sq. Metres



Second Floor



Ground Floor



First Floor