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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

10 Orchard Road

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£569,950

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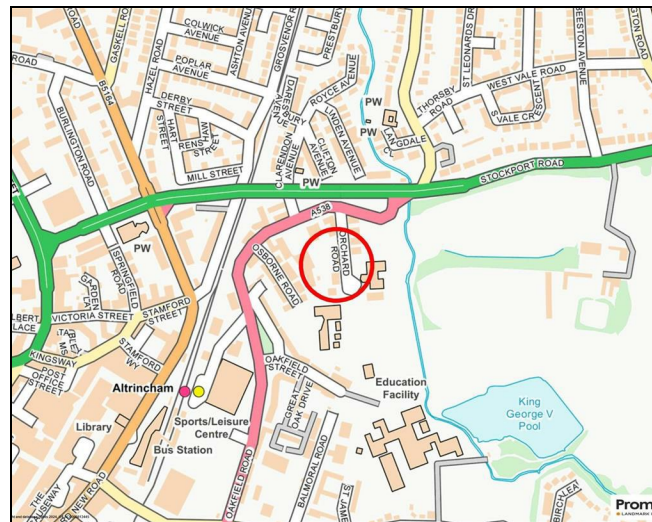


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED, PERIOD TERRACED ARRANGED OVER THREE FLOORS IN A POPULAR LOCATION WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE, EXCELLENT LOCAL SCHOOLS AND METROLINK. 1512SQFT.

Hall. Lounge. Family Room. Dining Kitchen. Three Double Bedrooms. Two Bath/Shower Rooms. Loft Room. Permit Parking. Sunny Aspect 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 superbly proportioned, updated and improved Period Mid Terraced property, ideally positioned on a cul de sac within a moments walk of Altrincham Town Centre, its facilities and the Metrolink, with St Vincent's School on the doorstep and Altrincham C of E also within walking distance. In addition, the property is ideally located for Wellington Road Secondary School.

The beautifully presented property is arranged over Four Floors with the accommodation extending to some 1512 sq ft, providing a Hall, Lounge, Family Room and Dining Kitchen to the Ground Floor and Two Double Bedrooms served by a Family Bathroom to the First Floor. To the Second Floor there is a Loft Room set within the eaves of the property.

To the Lower Ground Floor is a converted Cellar providing a Study/Bedroom 3 with En Suite Bathroom.

Externally, there is a Residents on street Parking Permit scheme in place and to the rear a delightful landscaped lawned Garden with patio area enjoying a sunny aspect.

Comprising:

Entrance Hall with staircase descending to the Lower Ground Floor. Doors provide access to the Ground Floor Living Accommodation.

Lounge with window to the front elevation. To the chimney breast there is a fireplace feature with tiled hearth and wood surround.

Family Room with impressive wall mounted contemporary, log effect, electric fireplace to the chimney breast. A staircase rises to the First Floor.

Opening onto a Dining Kitchen with part vaulted ceiling and inset Velux window. To the Dining Area French doors overlook and provide access to the gardens.

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 sink unit with mixer tap over. There is space for a Range cooker. Integrated Bosch and AEG appliances include a combination microwave oven, fridge, freezer, dishwasher and washer dryer. Tiled floor.

To the Lower Ground Floor are the Converted Cellars which provide versatile accommodation, currently utilised as an Study/Bedroom Three with window to the front elevation. Built in storage cupboards.

This room enjoys an En Suite Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin and WC. Extensive tiling to the walls and floor. Chrome finish heated towel rail.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom.

Bedroom One with window to the front elevation.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a bath with shower attachment over, wash hand basin with built in storage below and WC. Built in airing cupboard. Opaque window to the rear elevation. Tiling to the bath and sink areas.

To the Second Floor is a Loft Room built into the eaves of the property with three inset Velux windows.

Externally, there is a Residents on street Parking Permit scheme in place and a low maintenance Garden frontage.

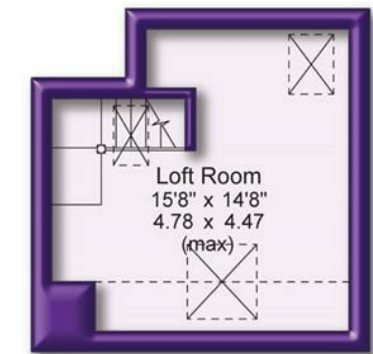
To the rear, the Gardens are a particular feature with composite decking adjacent to the back of the house, accessed via the French doors from the Dining Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees and to far end of the Garden an area with play bark ideal for a children's play area.

The Garden is enclosed within timber fencing and brick walling and enjoys a sunny aspect.

External lighting.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1512 Sq. Feet
= 140.4 Sq. Metres



Second Floor



Lower Ground Floor

Ground Floor

First Floor