



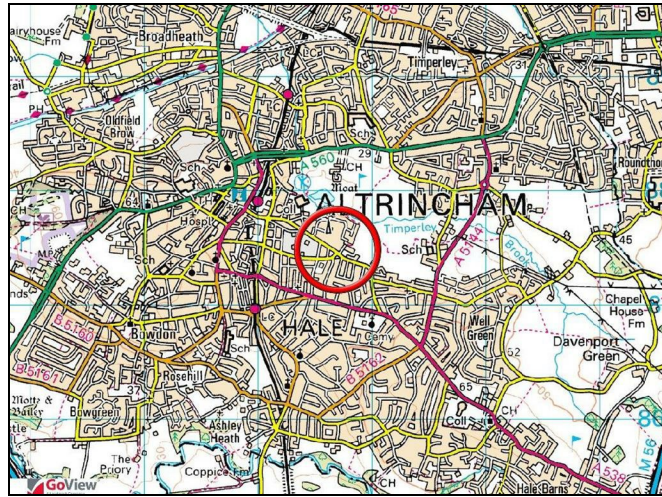
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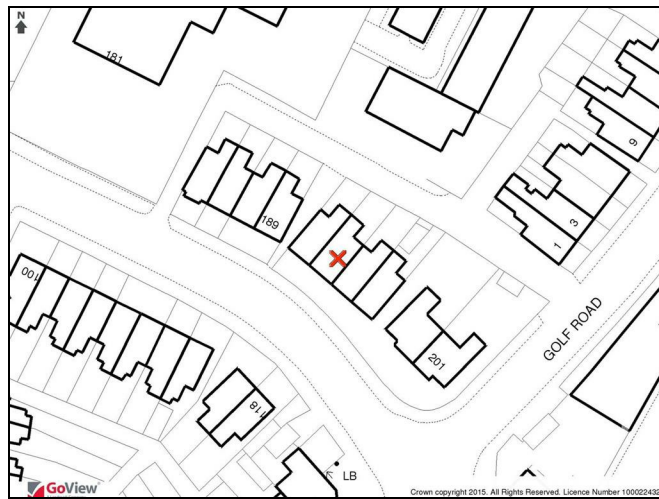


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right just before the crossings into Victoria Road. At the end of Victoria Road, turn right onto Hale Road and continue for some distance before taking a left turning into Queens Road. Proceed over Stamford Park Road into the continuation of Queens Road, with the park on the left and at the end, take a right turning into Moss Lane. The property will be found a short distance 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	62
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 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

193 Moss Lane Hale, Altrincham, Cheshire, WA15 8AG



A SUPERBLY PROPORTIONED MID TERRACED PROPERTY WITH CELLARS AND GARDEN LOCATED CLOSE TO STAMFORD PARK AND SCHOOL. 1206sqft.

Hall. Open Plan Living/Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Two Cellar Chambers. Garden.

£399,950

in detail



A superbly proportioned Mid Terraced property located in a popular location with local shops, Stamford Park and School on its doorstep and within walking distance of Hale Village, Altrincham Town Centre, the popular Market Quarter and the Metrolink.

The property is arranged over three floors with the accommodation extending to some 1206 square feet providing a fabulous Living and Dining Room which is open plan to the stylish Kitchen to the Ground Floor and there are Two Double Bedrooms and a Bathroom to the First Floor.



Externally, there is on street Parking and the property enjoys a small gravelled Garden frontage with a path leading to the Front door.

To the rear there is a Decked Patio adjacent to the back of the property, accessed via the door from Living and Dining Room. Beyond is a Courtyard Garden, which is laid to Astro turf with gravelled borders and paved path for ease of maintenance. The Garden is enclosed within timber fencing.



To the Lower Ground Floor are the recently converted Cellars which offer occasional use for a Play Room/Home Office, WC and Utility.

Externally, there is on street Parking to the front and a low maintenance garden to the rear with vehicle access.

Comprising:

Entrance door leading to an open plan 350 square foot Living and Dining Room. An excellent double Reception Room. To the Living Area there is a window enjoying a front aspect and to the chimney breast there is a cast iron gas living flame fireplace with tiled insert and heart. Coved Ceiling.

To the Dining Area there is a UPVC door leading onto a Decked Area and Courtyard Garden beyond. There is an exposed brick chimney breast feature with display lighting and a staircase rises to the First Floor.

The Kitchen is directly open plan to the Living and Dining Room and is fitted with a range of high gloss laminate finish units concealed lighting, stainless steel handles, wood finish worktops and flooring, ceramic sink unit, tiled splashbacks and integrated appliances including a stainless steel double oven, four halogen, coordinating extractor fan, fridge, freezer and plumbing for a washing machine. Window overlooking the Garden.

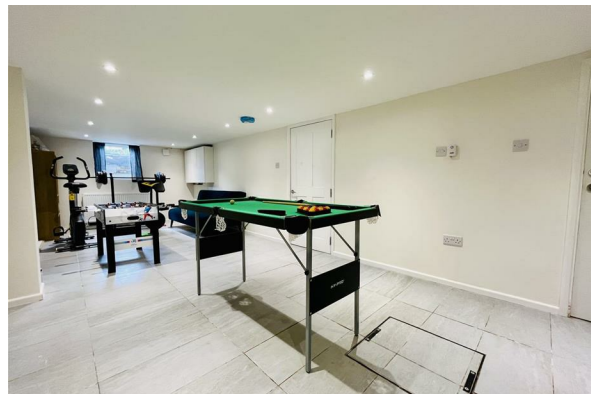
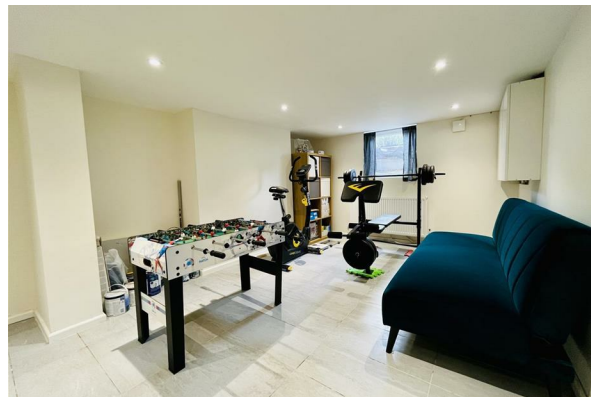
To the First Floor there is access to Two excellent Double Bedrooms and the Family Bathroom.

Principal Bedroom One has a window enjoying a front aspect. To the chimney breast there is a cast iron fireplace feature.

Bedroom Two is another well proportioned Double Room enjoying a view over the Gardens and again with a cast iron fireplace feature.

The Bedrooms are served by a Family Bathroom, fitted with a modern white suite with chrome fittings comprising of, a corner bath with mixer tap and hand held shower attachment, wash hand basin and WC. There is a separate enclosed shower cubicle with thermostatic shower and glazed sliding doors. Heated towel rail. Built in airing cupboard with wall mounted gas central heating boiler. Window to the rear elevation.

To the Lower Ground Floor are the recently converted Cellars which offer occasional use for a Play Room/Home Office, WC and Utility.



There is vehicle access to the rear of the property so the Courtyard could be used to provide off road Parking. This is an historical arrangement used by all the residents on this terrace on Moss Lane but is not strictly within the title of the property.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1206 Sq. Feet
= 112.0 Sq. Metres

