



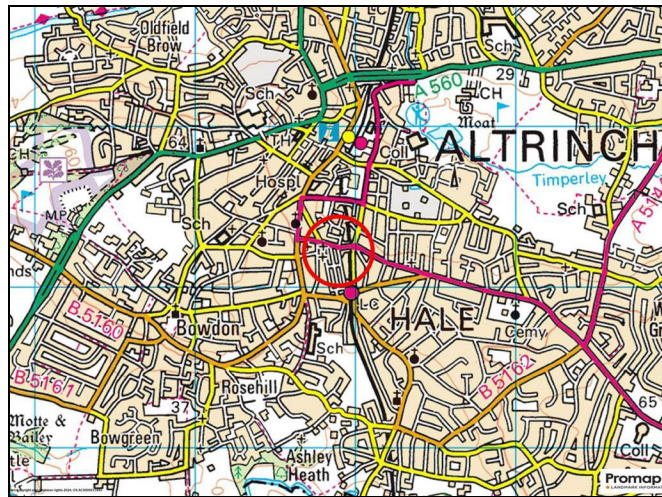
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

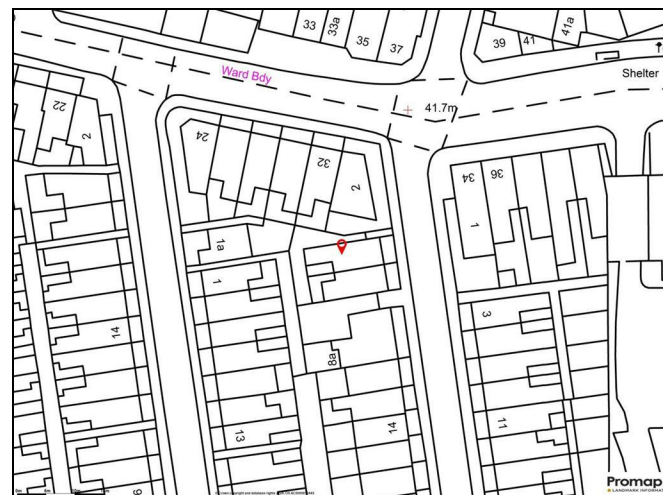
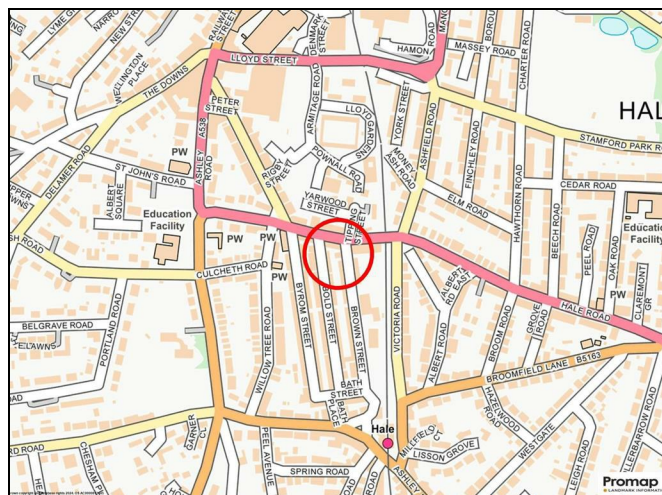


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings. Take an immediate right turn at the Millennium Clock, following the road into Bath Street, turning immediately right into Brown Street. The property will be found 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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 64 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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

4 Brown Street Altrincham, WA14 2EU



A SUPERBLY PROPORTIONED AND WELL PRESENTED, VICTORIAN 'B STREET' SEMI DETACHED PROPERTY WITH CONVERTED CELLAR AND LOCATED WITHIN A MOMENTS WALK OF HALE AND ALTRINCHAM CENTRES. 1138 SQFT.

Recessed Porch. Hall. Living and Dining Room. Breakfast Kitchen. Converted Cellars. Two Double Bedrooms. Bathroom. Courtyard Garden. Permit Parking. NO CHAIN.

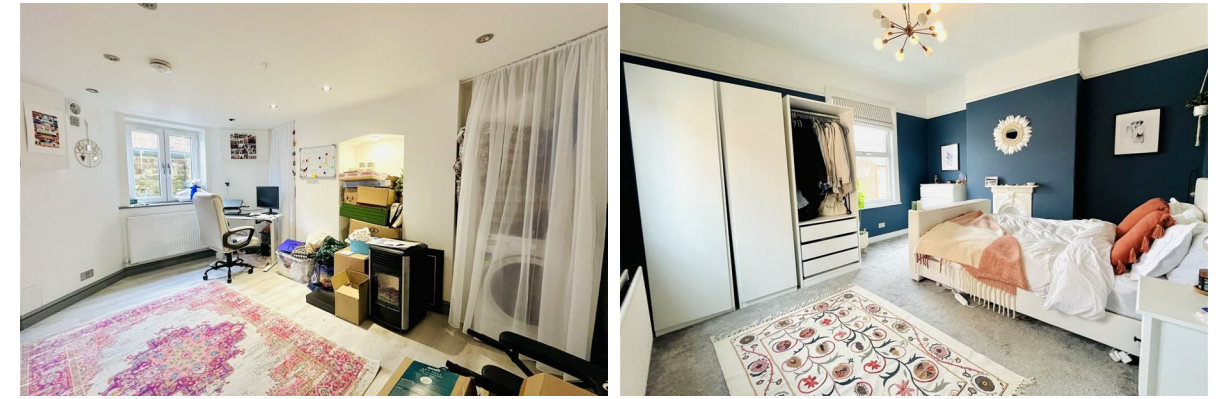
£475,000

in detail



A superbly proportioned bay fronted Victorian Semi Detached property located amongst the ever popular 'B' Streets, walking distance to both Hale Village and Altrincham Town Centre, its amenities, the Metrolink and the popular Market Quarter.

The well presented property is arranged over Three Floors with the accommodation extending to some 1138 square feet providing a Hall, Open Plan Living and Dining Room and Breakfast Kitchen to the Ground Floor and Two Double Bedrooms served by a Bathroom to the First Floor.



The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath, walk in wet room style shower with dual attachments and glazed screen, wash hand basin and WC. Extensive tiling to walls and floor. Chrome finish heated towel rail. Double glazed uPVC opaque window to the rear elevation.

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



To the Lower Ground Floor are the Converted Cellars which provide a versatile space, currently utilised as a Home Office and Utility.

Externally, there is an on street Residents Parking Permit scheme in place and to the rear, an enclosed Courtyard Garden.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Tiled floor. Coved ceiling.

Open Plan Living and Dining Room enjoying a dual aspect. To the Living Area there is a bay with three inset uPVC double glazed windows. To the chimney breast there is gas living flame, coal effect fireplace with wood surround. Picture rail surround. Coved ceiling.



To the Dining Area French doors overlook and provide access to the Courtyard Garden to the rear. Picture rail surround.

Breakfast 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 and tiled splashback. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over. There is space and plumbing for additional kitchen appliances. Two uPVC double glazed windows to the side elevation. Tiled floor.

To the Lower Ground Floor are the Converted Cellars which are currently used as a Home Office with uPVC double glazed window to the front elevation.

Utility with space and plumbing for a washing machine and dryer. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Two Double Bedrooms, served by a Family Bathroom. Double glazed uPVC window to the side elevation.

Bedroom One with two uPVC double glazed windows to the front and side elevations. Attractive fireplace feature to the chimney breast. Picture rail surround.

Bedroom Two with uPVC double glazed window to the rear elevation enjoying views over the Courtyard Garden. Attractive fireplace feature to the chimney breast. Picture rail surround.



To the rear, there is an enclosed Courtyard Garden designed with low maintenance in mind, paved in its entirety and accessed via the French doors from the Open Plan Live In Dining Room, enclosed within brick walling and timber fencing.

There is a right of way for wheelie bin access.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years from 24 June 1890
- Council Tax Band C

Approx Gross Floor Area = 1138 Sq. Feet
= 105.8 Sq. Metres

