



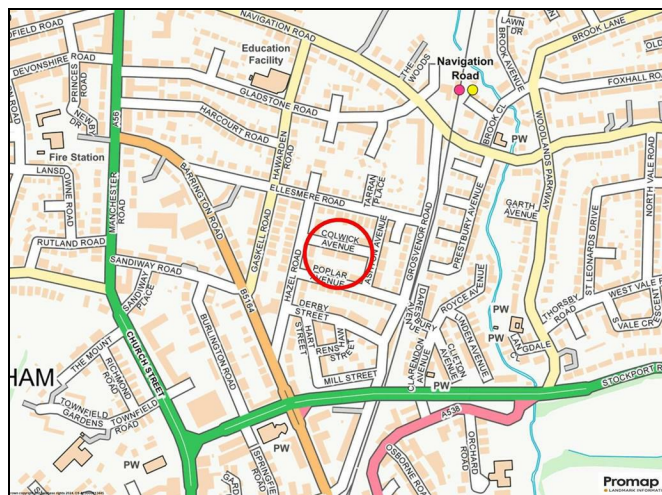
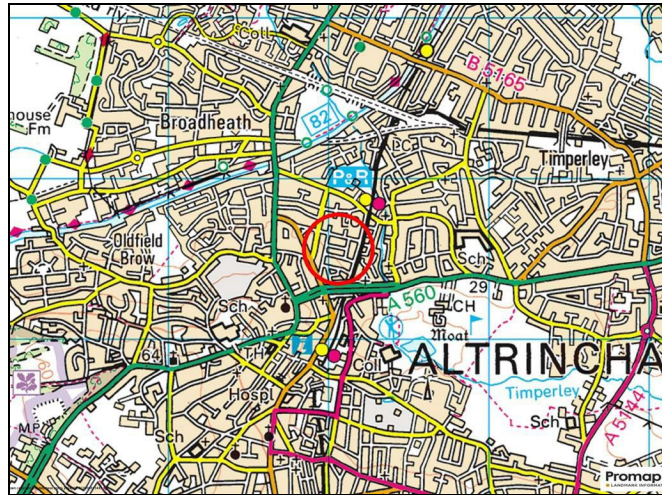
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INDEPENDENT ESTATE AGENTS

location



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		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(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 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

21 Colwick Avenue Altrincham, WA14 1LQ

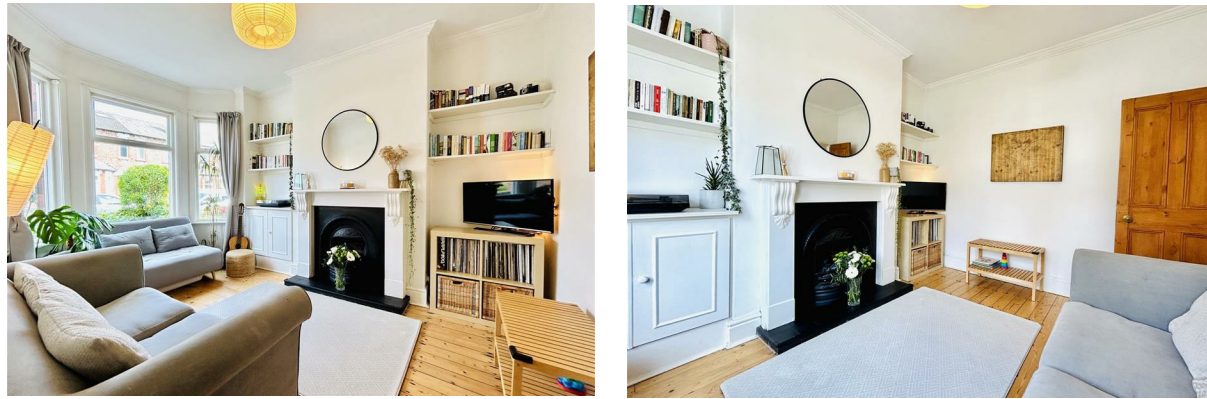


A SUPERBLY PRESENTED AND IMPROVED BAY FRONTED PERIOD TERRACED PROPERTY WITH SUNNY ASPECT GARDEN, IDEALLY LOCATED FOR SCHOOLS, ALTRINCHAM TOWN CENTRE AND METRO. 948sqft.

Porch. Hall. Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Permit Parking. South facing Garden.

Offers Over £450,000

in detail



A superbly presented, updated and improved, bay fronted Period End Terrace property, located in this highly popular neighbourhood, within easy walking distance of excellent local schools, Altrincham Town Centre, its facilities, the popular Market Quarter and Metrolink at Navigation Road. In addition, the property is close to excellent local Schools.

The stylish property is arranged over Two Floors with the accommodation extending to some 948 square feet providing a Hall, Lounge and Open Plan Dining Kitchen to the Ground Floor and Three Bedrooms and a Family Bathroom to the First Floor.



There is further scope to add a loft conversion, subject to any necessary consents.

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

Comprising:

Enclosed Porch. Entrance Hall with a staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling. Stripped and stained floorboards.

Lounge with angled bay window to the front elevation. To the chimney breast there is a cast iron gas living flame, coal effect fireplace. Built in shelves and meter cupboard to one side of the chimney breast recess. Coved ceiling. Stripped and stained floorboards.

Open Plan Dining Room and Kitchen. To the Dining Area there is a window to the rear elevation. Stripped and stained floorboards. A door provides access to useful under stairs storage.

Kitchen fitted with an extensive range of base and eye level units with solid wood worktops over, inset into which is a Belfast sink and mixer tap over. Integrated appliances include a stainless steel oven, five ring gas hob with extractor fan over and washer dryer. There is space and plumbing for additional appliances. Wall mounted gas central heating boiler housed within a unit. Tiled floor. Windows to the side and rear elevations enjoying views over the gardens and a door provides access to the same.

To the First Floor Landing there are Three Bedrooms and a Family Bathroom. Loft access point with pull down ladder to a part boarded storage space.

Principal Bedroom One is superb size with a window to the front elevation. Stripped and stained floorboards. Picture rail surround.

Bedroom Two is another good sized room with window enjoying views over the gardens to the rear.

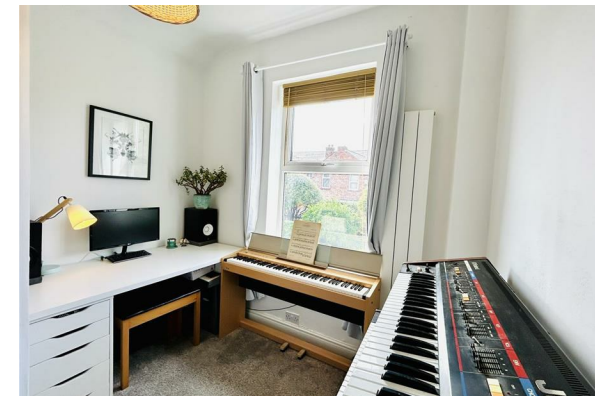
Bedroom Three is a Single Room currently used as a Home Office having a window to the rear elevation.



The Bedrooms are served by a Bathroom fitted with a modern white suite and chrome fittings, providing a bath with thermostatic shower over, wash hand basin and WC. Opaque double glazed window to the side elevation. Tiling to the walls. Stripped and painted wood flooring.



Externally, the property is approached via a wrought iron gate and there is an on street Residents Permit Parking scheme in place.



To the rear, the Garden is designed with low maintenance in mind, with paved and gravelled areas, enclosed within brick walling, timber fencing and hedging. The Garden enjoys a South facing and therefore sunny aspect.

- Freehold - Council Tax Band C

Approx Gross Floor Area = 948 Sq. Feet
= 88.07 Sq. Metres

