



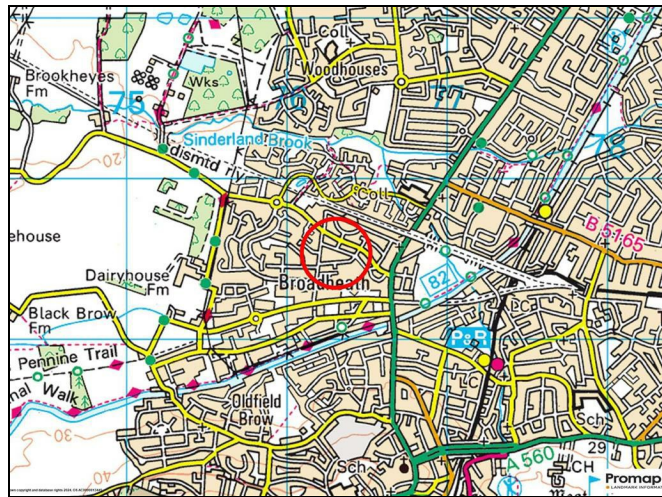
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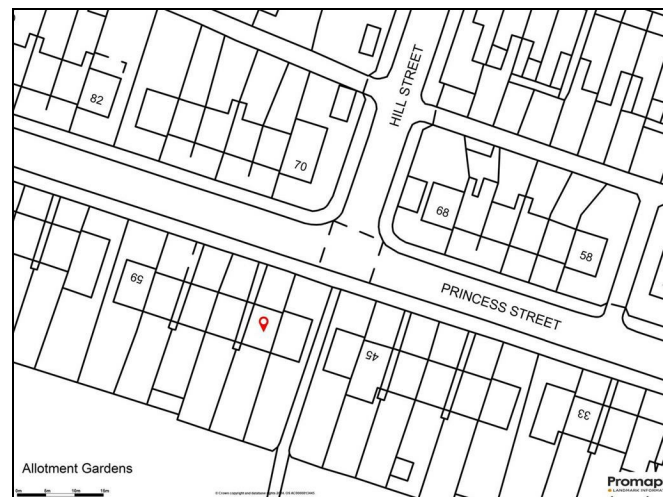
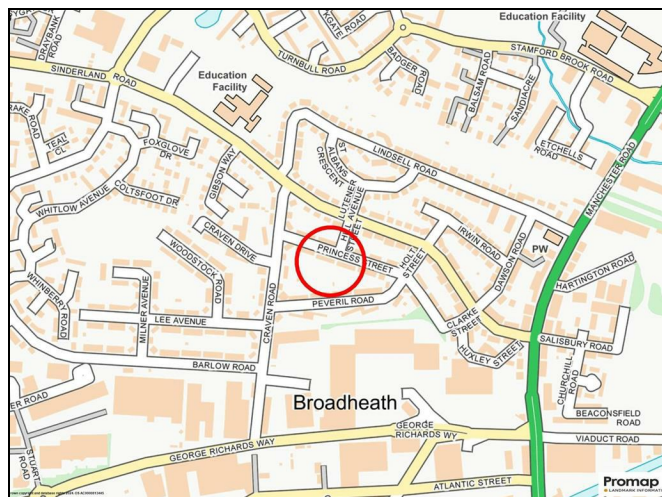


INDEPENDENT ESTATE AGENTS

location



From our Watersons Hale Office head North-West on Ashley Road (B5163) towards Leigh Road. Turn right to stay on Ashley Road and at the roundabout take the 1st exit onto Ashley Road. Continue onto Barrington Road (B5164). Turn right onto Manchester Road (A56). Turn left onto Sinderland Road. Turn right onto Dawson Road. Turn left onto Irwin Road and the property will be 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	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

51 Princess Street Broadheath, Altrincham, WA14 5HA



A WELL PRESENTED, UPDATED AND IMPROVED MID TERRACED PROPERTY WITH DRIVEWAY AND SUNNY ASPECT GARDEN IN CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND ALTRINCHAM TOWN CENTRE. 737SQFT

Hall. Open Plan Live In Dining Kitchen. Three good Bedrooms. Shower Room. Driveway. Garden.

£325,000

in detail



A well presented, updated and improved Mid Terraced family home in a convenient location close to local shops, schools, Altrincham Retail Park and within easy reach of Altrincham Town Centre, all its amenities, the popular Market Quarter and the Metrolink.

The stylish property is arranged over Two Floors with the accommodation extending to some 737 square feet providing a Hall and Open Plan Live In Dining Kitchen to the Ground Floor and Three good size Bedrooms served by a Shower Room to the First Floor.



Externally, there is a paved Driveway providing off road parking and to the rear a good size, sunny aspect lawned Garden with patio areas.

Comprising:

Entrance Hall with staircase rising to the First Floor. A door provides access to the Ground Floor Living Accommodation.

Open Plan Live In Dining Kitchen with uPVC double glazed window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with wood surround. Ample space for a dining table and chairs.

The Kitchen Area is fitted with an extensive range of black high gloss base and eye level units with worktops over, inset into which is a stainless steel one and half bowl sink and drainer unit with mixer tap over. There is ample space for kitchen appliances. Access to useful under stairs storage where there is space and plumbing for a washing machine. UPVC window to the rear elevation enjoying views over the gardens and French doors provide access to the same. Solid wood flooring throughout.

To the First Floor Landing there is access to Three good sized Bedrooms served by a Family Shower Room. Loft access point.

Bedroom One with uPVC double glazed window to the front elevation.

Bedroom Two with uPVC window to the rear elevation enjoying views over the gardens.

Bedroom Three is a good sized Single Room with uPVC double glazed window to the front elevation. Built in storage with wall mounted gas central heating boiler.

The Bedrooms are served by a Family Shower Room fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with dual attachments and glazed screen, wash hand basin with built in storage below and WC. Tiling to the walls. Opaque uPVC window to the rear elevation. Chrome finish heated towel rail. Extractor fan.

Externally, there is a paved Driveway providing off road Parking, enclosed within timber fencing and wrought iron railings.



To the rear, the Garden is of a good sized with paved patio area adjacent to the back of the house, accessed via the French doors from the Open Plan Live In Dining Kitchen. Beyond, the Garden is laid to lawn with raised stocked borders and there is a decked patio area to the rear with pergola. The Garden is enclosed with timber fencing and is South West facing therefore enjoys a sunny aspect.

- Freehold - Council Tax Band B



Approx Gross Floor Area = 737 Sq. Feet
= 68.5 Sq. Metres

