



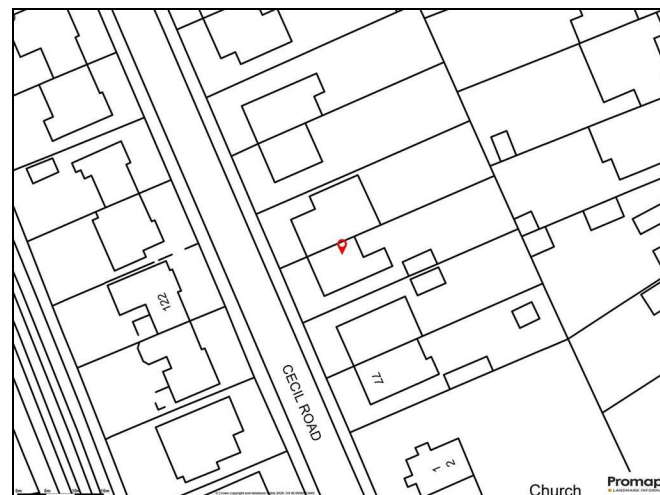
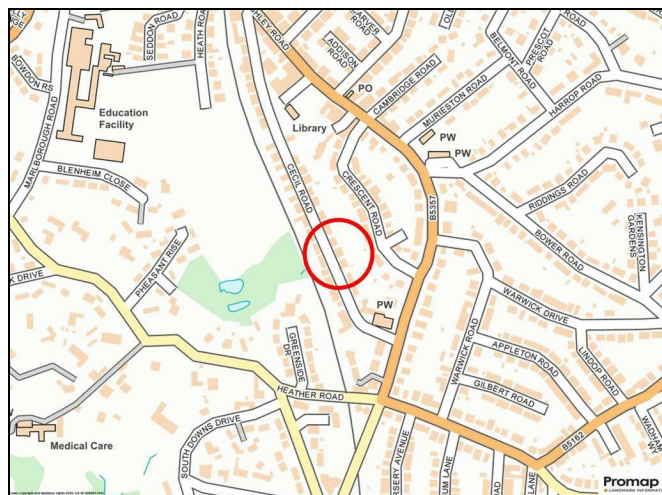
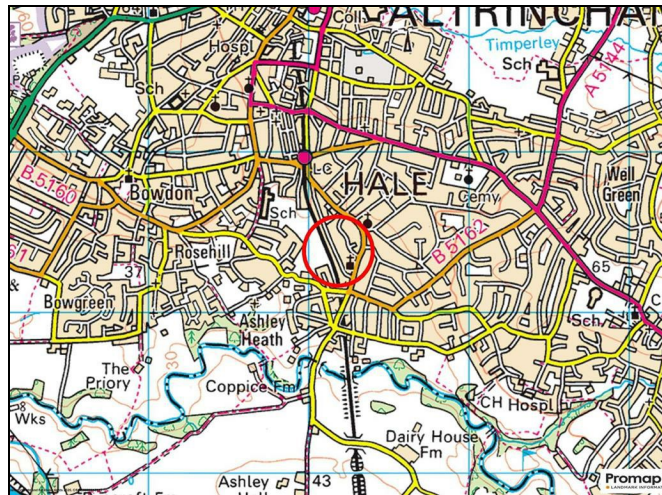
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INDEPENDENT ESTATE AGENTS

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
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	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 that 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

73 Cecil Road Hale, Altrincham, WA15 9NT



A SUPERBLY PROPORTIONED TRADITIONAL SEMI DETACHED FAMILY HOME IN NEED OF UPDATING WITH POTENTIAL TO EXTEND STP, WALKING DISTANCE OF HALE VILLAGE. 1589 SQ FT

Hall. Lounge. Family Room. Dining Room. Kitchen. Three Double Bedrooms. Bathroom. Separate WC. Driveway. Detached Garage. Garden. No Chain.

Offers Over - £700,000

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in detail



A superbly proportioned traditional Semi Detached property located in this popular neighbourhood, walking distance to both Hale Village and Altrincham Town Centre, its amenities, the popular Market Quarter, Metrolink and excellent local schools.

The property needs updating and there is potential for an incoming purchaser to extend to update to building and planning regulations. The accommodation is arranged over Two Floors, extending to some 1589 square feet, providing a Hall, Lounge, Family Room, Dining Room and Kitchen to the Ground Floor and Three Double Bedrooms served by a Bathroom and Separate WC to the First Floor.



Externally, there is a paved Driveway providing off road Parking, returning in front of a Detached Garage and a lawned Garden to the rear.

This property is offered for sale with no chain.

Comprising:

Enclosed Porch with tiled floor. Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation. Built in cloaks. Access to useful under stairs storage. Opaque window to the side elevation. Picture rail surround.

Lounge with angled bay window to the front elevation. Fireplace feature to the chimney breast. Built in shelving to one side of the recess.



Family Room with sliding patio doors overlooking and providing access to the Gardens to the rear. Fireplace feature to the chimney breast.

Dining Room with windows to the side elevation. Built in cupboard. Fireplace feature to the chimney breast.

Kitchen fitted with base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with tiled splash back. Ample space for kitchen appliances. Wall mounted gas central heating boiler. Windows to the side and rear elevations.

To the First Floor Landing there is access to Three Double Bedrooms served by a Bathroom and Separate WC. Opaque window to the side elevation. Loft access point.

Bedroom One with angled bay window to the front elevation. Built in wardrobes with sliding doors to either side of the chimney breast.

Bedroom Two with window to the rear, enjoying views over the Gardens. Built in wardrobes and shelving.

Bedroom Three with window to the front elevation.

The Bedrooms are served by a Bathroom fitted with a coloured suite, providing a bath with electric shower over and wash hand basin. Built in airing cupboard. Opaque window to the rear elevation.

Separate WC with opaque window to the side elevation



Externally, to the front of the property there is a paved Driveway providing off road Parking which returns in front of a Detached Single Garage. There is a gravelled frontage enclosed within timber fencing and hedging.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via doors from the Family Room and Kitchen. Beyond, the Garden has well stocked borders and is enclosed within timber fencing.



This property is offered for sale with no chain.

- Freehold
- Council Tax Band E



Single
Garage
18'9" x 9'11"
5.71 x 3.02

Approx Gross Floor Area = 1589 Sq. Feet
(inc. Garage) = 147.6 Sq. Metres
Approx Gross Floor Area = 1401 Sq. Feet
(exc. Garage) = 130.1 Sq. Metres

