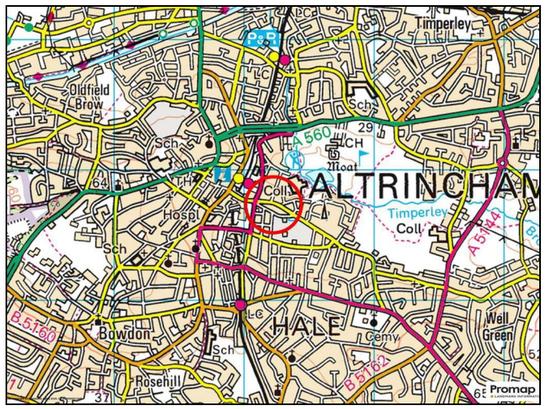
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

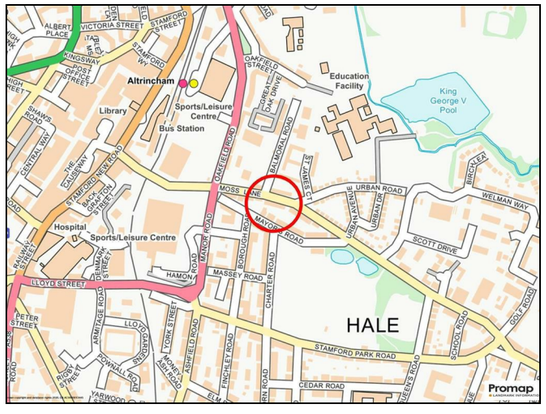
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
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Email: hale@watersons.net

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

WATERSONS
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location

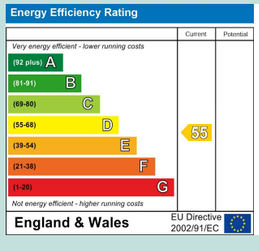


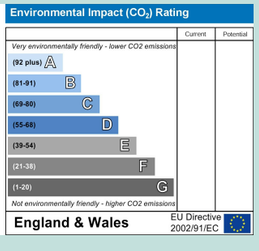




energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)





AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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

34 Moss Lane

Altrincham, WA15 8HW



A WELL PROPORTIONED VICTORIAN TERRACE, RECENTLY UPGRADED AND IMPROVED, SUPERBLY POSITIONED JUST MOMENTS FROM ALTRINCHAM TOWN CENTRE, MARKET QUARTER AND THE METROLINK. 813SQFT

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. South facing rear garden. Permit Parking. No Chain

£375,000

www.watersons.net

in detail















A well proportioned Victorian Terrace property, superbly located within a moment's walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and ready to move into with the minimum of fuss having recently been upgraded and improved to include new wood laminate flooring to the Ground Floor, replacement sash design, double glazed windows, new carpets and a refitted Bathroom.

The property is approached through an entrance door to the Hall with staircase to the First Floor and doors lead through to the Lounge with window to the front. Victorian fireplace feature and original wood finished storage cupboards.

An opening leads through to the Dining Room with a window to the rear and a 'hole in the wall' living flame fireplace. There is a useful understairs storage area and a door leads through to the:

Kitchen fitted with a range of grey wood laminate finish units with worktops over and an inset sink unit and with a freestanding gas cooker with double ovens, freestanding fridge freezer and space for a washing machine. Cupboard housing the gas fired central heating boiler. Windows to the side and rear and a door leads to the rear garden.

To the First Floor Landing there are Two Double Bedrooms and these are served by the well appointed refitted Bathroom with white suite with chrome fittings and shower over the bath.

Externally, there is a Residents permit Parking Scheme in place the property enjoys a Garden frontage.

To the rear, there is an enclosed walled, paved Courtyard area adjacent to the back of the house. Beyond this, there is an appealing paved Garden, enclosed with timber fencing, enjoying a South facing and therefore sunny aspect.

An excellent property, ideal for a first time buyer, offered for sale with no chain.

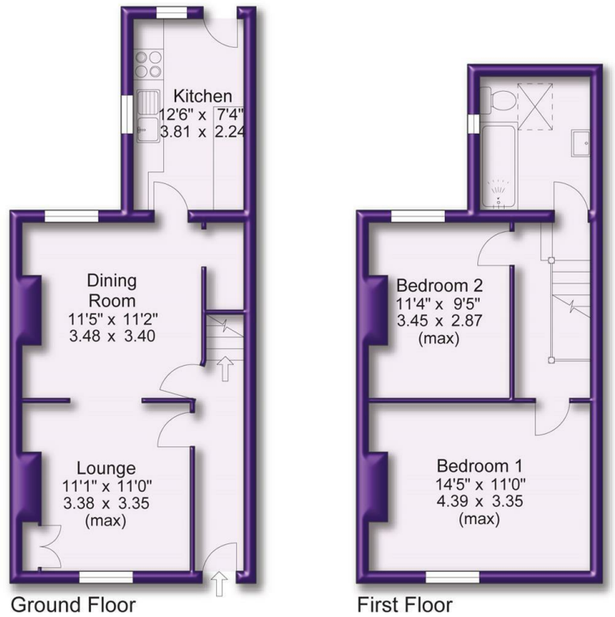
- Freehold
- Council Tax Band C







Approx Gross Floor Area = 813 Sq. Feet
= 75.6 Sq. Metres



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