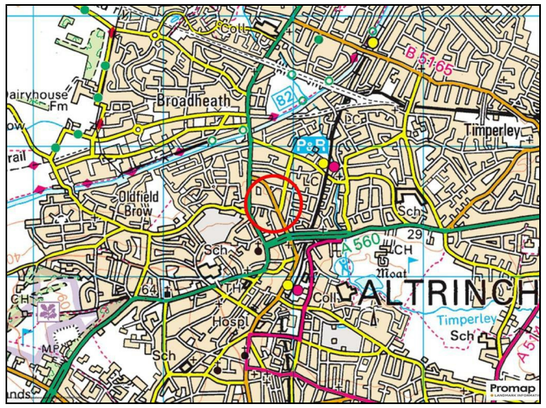
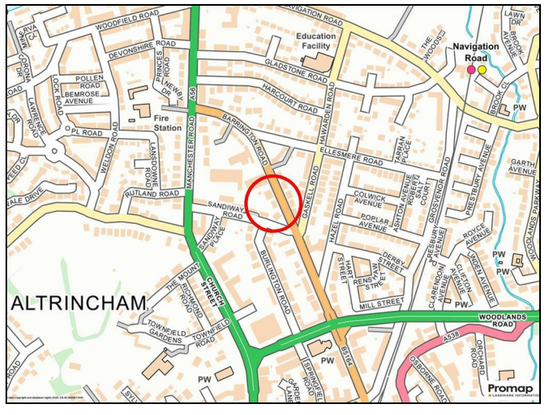
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

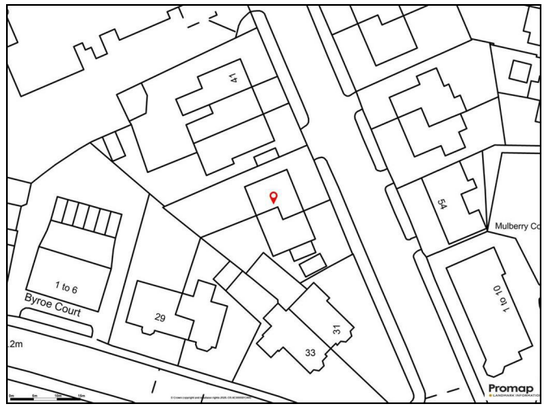
SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
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location

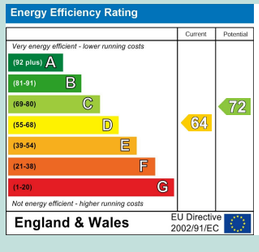


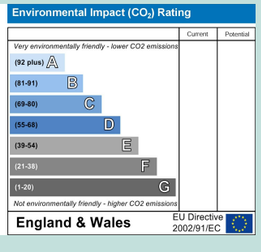




energy efficiency

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

Flat 1, 35 Barrington Road

Altrincham, WA14 1HZ



A BEAUTIFULLY APPOINTED GROUND FLOOR APARTMENT FORMING PART OF AN ATTRACTIVE VICTORIAN CONVERSION OF JUST THREE APARTMENTS, IDEALLY LOCATED WITHIN A SHORT WALK OF ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK. 443SQFT

Open Plan Living Room and Dining Kitchen. Double Bedroom. Stylish Bathroom. Shared Storage. Off Road Parking. Communal Garden. Excellent First Time Buy or Downsize. No Chain.

£225,000

www.watersons.net

in detail















A beautifully appointed Ground Floor Apartment within this attractive Victorian property, converted into just 3 apartments.

The location is perfect within a few minutes' walk of Altrincham Town Centre, its facilities, the Metrolink, and the popular Market Quarter.

Absolutely ideal for a First Time Buyer single person or couple, or a downsizer, the property enjoys bright and airy, stylishly appointed space with excellent specification, kitchen, and bathroom fittings.

From the Communal Hall an entrance door leads directly in to the into the superb open plan, Living Room and Kitchen, with wide shuttered bay window to the front, wood finish flooring, with the Kitchen Area arranged with a breakfast bar peninsular unit, and integrated appliances to include and oven, hob, extractor van, dishwasher, washing machine and fridge freezer.

A Lower Hall gives access to the well proportioned Double Bedroom and the stylish Bathroom with shower over the bath.

There is shared storage within the cellars and a ground floor storage room.

Externally, the property enjoys off street parking with parking areas serving the 3 apartments to both the front and rear of the property.

The rear also incorporates what is the garden area.

An excellent starter home in a superb location.

TENURE: The purchase of the property will come with an individual lease and a share of the freehold.

SERVICE CHARGE: There is currently no fixed service charge for the property and the running costs and maintenance is shared between the three apartments on an ad hoc basis. It is intended that there will be a more formal arrangement which may be implemented before the sale of the property is complete. Please ask the office team for more information.

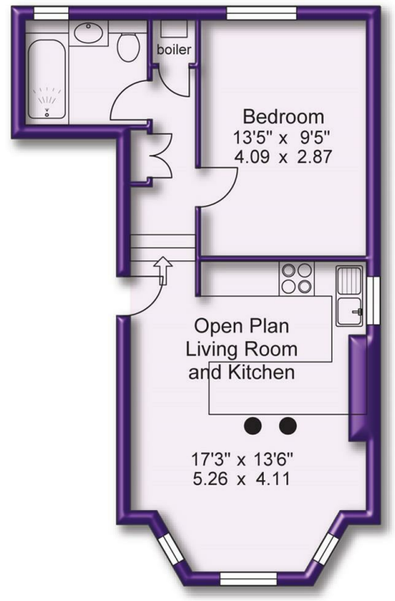
- Freehold Property
- Council Tax Band - A







Approx Gross Floor Area = 443 Sq. Feet
= 41.2 Sq. Metres



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