



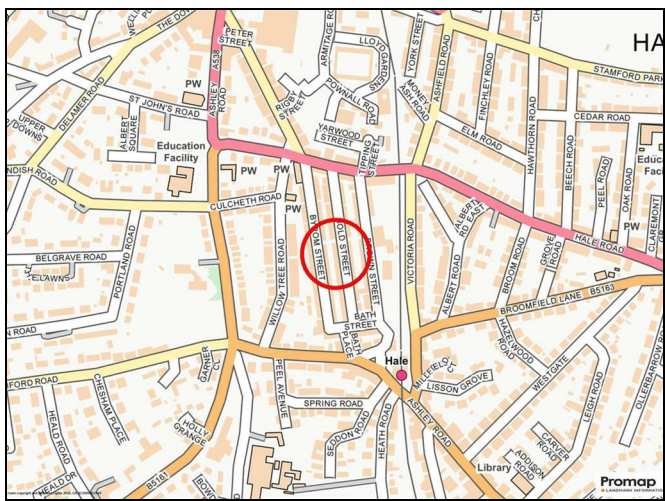
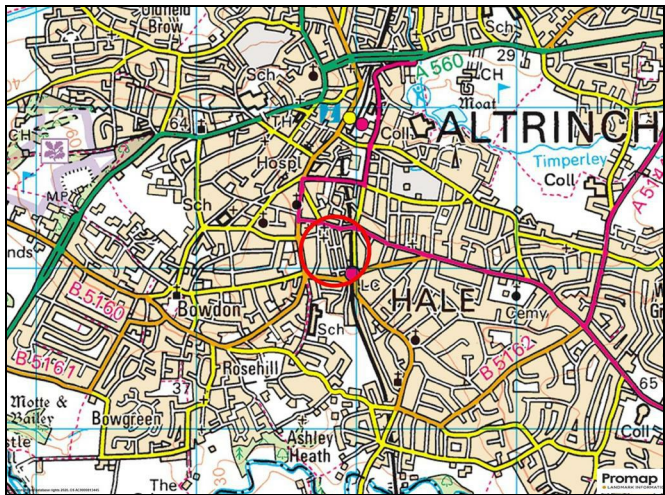
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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



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 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.



INDEPENDENT ESTATE AGENTS

58 Bold Street Altrincham, WA14 2ES



A BEAUTIFULLY PRESENTED AND SUPERBLY APPOINTED PERIOD TERRACE PROPERTY ARRANGED OVER FOUR FLOORS, LOCATED ON THE EVER POPULAR 'B STREETS', WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1209SQFT

Hall. Lounge. Open Plan Dining Kitchen. Reception Room/Study. Three Double Bedrooms. Two Bath/Shower Rooms. West facing Courtyard. Permit Parking. No Chain

£550,000

in detail



A beautifully presented and superbly appointed period Terrace property located on the ever popular 'B Streets', walking distance to Hale Village with its fashionable shops, restaurants and bars and Altrincham Town Centre with the popular Market Quarter and Metrolink.

The stunning property is arranged over Four Floors with the accommodation extending to some 1209 square feet, providing a Hall, Lounge and Open Plan Dining Kitchen to the Ground Floor and there are Three Double Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.



To the Lower Ground Floor are the Converted Cellars which provide a versatile space currently utilised as a Reception Room/Study.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor living accommodation.

Lounge with bay window to the front elevation. Attractive cast iron fireplace feature to the chimney breast with built in display shelving and cupboards to the recesses. Stripped and stained floorboards. Coved ceiling.



Impressive Open Plan Dining Kitchen. To the Dining Area there is a part vaulted ceiling with inset Velux window and bifold doors overlook and provide access to the West facing Courtyard Garden to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with quartz worktops over, incorporating an island unit. Inset stainless steel sink with Quooker tap. Integrated appliances include a double oven, four ring induction hob, fridge, freezer and dishwasher.

To the Lower Ground Floor are the Converted Cellars which provide a versatile space, currently utilised as a Reception Room/Study.

Reception Room/Study with window to the front elevation. Built in cupboard to one side of the chimney breast recess. Built in desk. Utility cupboard with space and plumbing for washing machine and tumble dryer.

To the First Floor Landing there is access to Two Double Bedrooms served by a stylishly appointed Bathroom. A staircase rises to the Second Floor.

Bedroom One with two windows to the front elevation.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a stylishly appointed Bathroom with vaulted ceiling and inset Velux window. The Bathroom is fitted with a white suite and black fittings, providing a double ended bath, walk in wet room style shower, wash hand basin with built in storage and WC. Extensive tiling to the walls and floors. Built in cupboard housing a wall mounted gas central heating boiler. Inset mirror.



Second Floor Landing with window to the rear elevation.



Principal Bedroom Three with two windows to the rear elevation. Walk in wardrobe with hanging rails provides excellent storage and doors provide access to roof void storage.



This room enjoys an En Suite shower room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the sink and shower areas. Inset Velux window.

Externally, there is a Resident's on street Parking Permit scheme in place and a low maintenance Garden frontage.

To the rear, there is a decked Courtyard Garden accessed via the bifold doors from the Open Plan Dining Kitchen enjoying a west facing aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

- Leasehold - 999 years (less 10 days) from 28 June 1876
- Council Tax band C

