



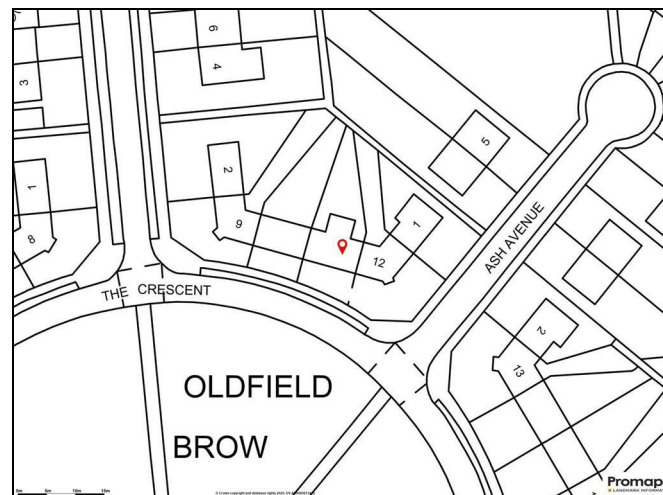
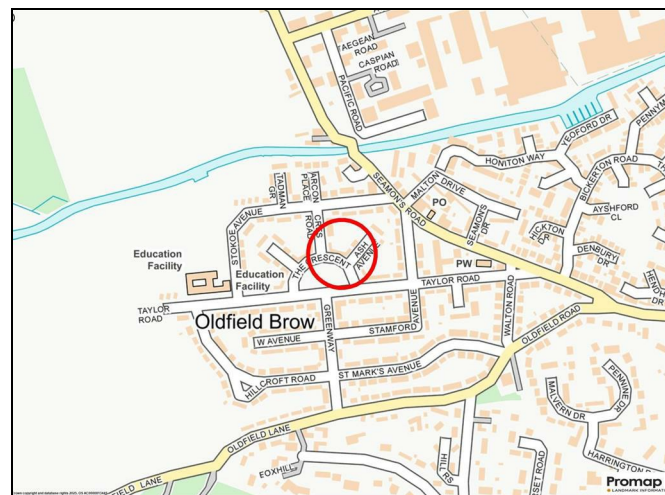
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INDEPENDENT ESTATE AGENTS

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 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

11 The Crescent Altrincham, WA14 4JN



AN EXCELLENT VALUE FOR MONEY, DOUBLE FRONTED TERRACED PROPERTY, IN POPULAR NEIGHBOURHOOD WITH LOCAL SCHOOL AND COUNTRY WALKS ON THE DOORSTEP AND CLOSE TO ALTRINCHAM TOWN CENTRE. 1045SFT

Entrance Vestibule. Lounge. Dining Kitchen. Four Bedrooms. Family Bathroom. Gardens. No Chain.

£380,000

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in detail



A superbly proportioned, bay fronted terraced property in this popular area with country walks towards Dunham Park, the TransPennine Trail and John Leigh Park nearby and close to excellent schools, Altrincham Town Centre all it's amenities, the popular Market Quarter and The Metrolink.



The well presented property is arranged over Two Floors with the accommodation extending to some 1045 square feet providing a Hall, Lounge and Dining Kitchen to the Ground Floor and there are Four good sized Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is on road parking and an open aspect over the green to the front. There are lawned Gardens to the front and rear.

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

Comprising:

Canopied Porch. Entrance Vestibule with staircase rising to the First Floor Landing. Doors provide access to the Ground Floor living accommodation.

Lounge enjoying a dual aspect with bay window to the front elevation and windows to the rear enjoying views over the gardens. Pebble effect fireplace feature to the chimney breast.

Dining Kitchen with clearly defined areas. To the Dining Area there is a window to the front elevation. The Kitchen area is fitted with an extensive range of base and eye level units, with worktops over inset into which is a stainless steel sink and drainer unit with tiled splashback. The units incorporate a breakfast bar. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over and dishwasher. Space for a fridge freezer and washing machine. Window to the rear elevation enjoying views over the gardens and a door provides access to the same. Access to useful understairs storage.

To the First Floor Landing there are Four good sized Bedrooms served by a Family Bathroom. Built in cupboard housing the wall mounted gas central heating.

Bedroom One with window enjoying views over the green to the front. Built in wardrobe providing hanging and storage space.

Bedroom Two with window enjoying views over the green to the front. Built in wardrobe providing hanging and storage space. Loft access point.

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



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

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with thermostatic shower over, dual attachments and glazed screen, wash hand basin and WC. Opaque window to the front elevation. Tiling to the walls.



Externally, there is on road parking and a lawned Garden frontage. To the rear there is a paved patio area adjacent to the back of the house accessed via the door from the Dining Kitchen. Beyond, the Garden is laid to lawn and enclosed within timber fencing with a gate to the rear leading to a right of way.

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

- Freehold
- Council Tax Band B

