



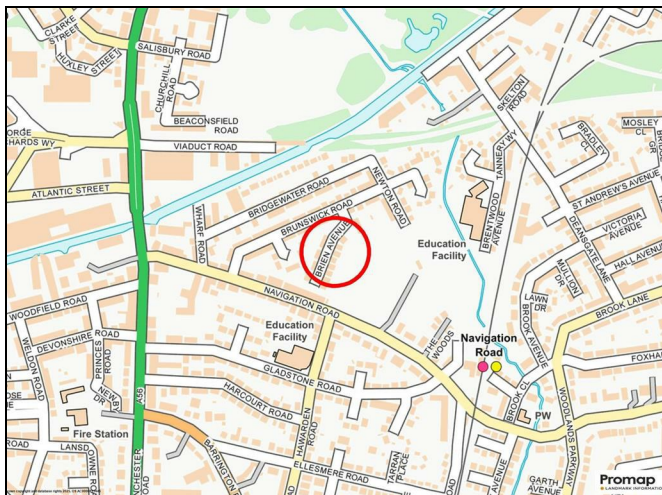
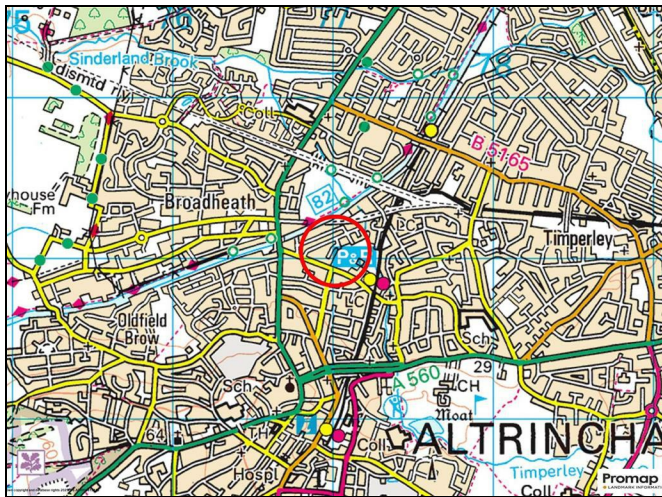
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INDEPENDENT ESTATE AGENTS

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.



WATERSONS

INDEPENDENT ESTATE AGENTS

25 Brien Avenue

Altrincham, WA14 1LT



A LOVELY VICTORIAN SEMI BACKING ON TO PLAYING FIELDS AND IDEALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND METRO. 1155sqft.

Hall. Lounge. Dining Room. Open to the Kitchen. Utility. Two Bedrooms. Loft Room. Bathroom. Garden.

£365,000

in detail



A lovely Victorian Semi Detached property, ideally positioned within walking distance of local schools, shops and Navigation Road Metrolink and close to Altrincham Town Centre.

The well presented property extends to some 1155 sq ft with the accommodation comprising of a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and Two good size Bedrooms and a Family Bathroom to the First Floor.



There is a Part Converted Loft Room with pull down ladder which offers excellent occasional space.

Externally, there is a Garden frontage and to the rear there is a paved, decked and gravelled Courtyard Garden.

Comprising:

Canopied Porch. Panelled and glazed Entrance door leading to the Hall with staircase rising to the First Floor and doors providing access to the Ground Floor Living Accommodation.

Dining Room with window to the front elevation. To the chimney breast there is a cast iron log burner with stone hearth and wood surround. Built in meter cupboard. Dado rail surround. Coved ceiling.



Lounge, with UPVC double glazed doors providing access to the rear Gardens. To the chimney breast there is a cast iron gas living flame coal effect fireplace with tiled hearth and wood surround. Built in shelving and cupboards to one side of the chimney breast recess, where a wall mounted gas central heating boiler can be found. Access to useful under stairs storage. Coved ceiling. Decorative radiator cover.

An opening leads to the Kitchen fitted with a range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splashback. There is ample space for kitchen appliances. Tiled floor. Vaulted ceiling with two inset Velux windows and a UPVC double glazed window to the side elevation. Exposed beam. Chrome finish halogen lighting.



Utility, with space and plumbing for a washing machine. Window to the rear enjoying views over the Garden and a stable door provides access to the same. Tiled floor.

To the First Floor Landing there is access to Two Double Bedrooms and a Family bathroom. Window to the side elevation. Loft access point.

Bedroom One is a well proportioned room with window to the front elevation. Decorative radiator cover.

Bedroom Two is another Double Bedroom with UPVC double glazed window to the rear elevation enjoying views over the Gardens and the playing fields beyond. Built in double wardrobe providing ample hanging and storage



The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, comprising of a bath with thermostatic shower over, wash hand basin with built in storage below and WC. Part tiled walls. Tiled floor. UPVC double glazed window to the rear elevation.

Loft Room is accessed via a pull down ladder. This is a good size room for occasional use with inset Velux window. An incoming purchaser may take the opportunity to convert the room into addition Bedroom and Living Space.



Externally, to the front there is a low maintenance Garden.

To the rear, there is a paved patio area adjacent to the back of house access, accessed via the door from the Utility Room. There is a gravelled area with stocked borders and the Garden is enclosed within timber fencing.

The Garden enjoys a South East facing and therefore sunny aspect.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 1155 Sq. Feet
= 107.06 Sq. Metres

