



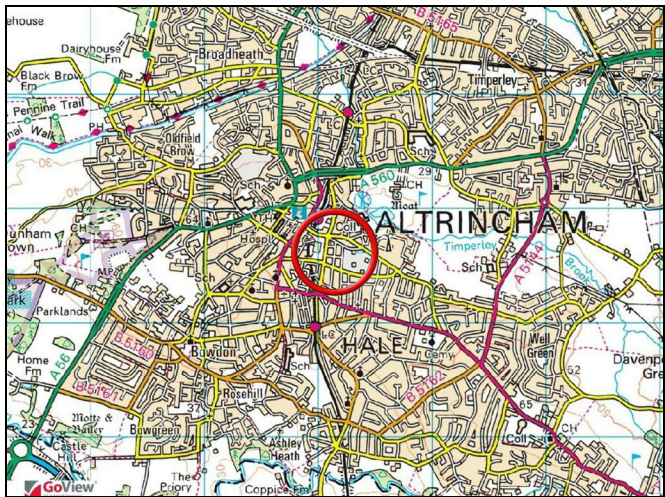
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INDEPENDENT ESTATE AGENTS

location



From the Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, turning right into Victoria Road. At the end of Victoria Road, turn right onto Hale Road, taking the seventh left turning into Queens Road. At the end of Queens Road, turn left onto Stamford Park Road. Continue past Stamford Park then take the second left into Borough Road. The property will be found on the left hand side.



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			89
(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.



WATERSONS

INDEPENDENT ESTATE AGENTS

36 Borough Road Altrincham, Cheshire, WA15 9RA



A WELL APPOINTED, SUPERBLY LOCATED VICTORIAN TERRACE, IDEALLY LOCATED FOR THE TOWN CENTRE, METRO, MARKET QUARTER, STAMFORD PARK AND SCHOOL.

Lounge. Dining Room. Kitchen. Two Bedrooms. Bathroom. Courtyard Garden. No Chain.

£365,000

in detail



A superbly located Victorian Terraced property, positioned literally within a few minutes walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and with Stamford Park and School on the doorstep.



UPVC double glazing. Gas central heating and combination boiler.

- Freehold
- Council Tax Band C



The well presented property is recently updated and improved with good specification Kitchen and Bathroom fittings, the property is ready to move into with the minimum of fuss and provides Two Reception Rooms to the Ground Floor in addition to an extended Kitchen and Two Double Bedrooms to the First Floor served by the Bathroom.

Externally, the property enjoys a Garden frontage and an enclosed Courtyard Garden to the rear and there is on street Resident Permit Parking.

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

Comprising:

Entrance door with fanlight window above to the Lounge, with window to the front. Fireplace recess to the chimney breast. A staircase rises to the First Floor.

Dining Room with window to the rear elevation. A door provides access to understairs storage.

Superbly sized Kitchen fitted with a range of base and eye level units with granite worktops over, with an inset sink unit. Integrated stainless steel oven, four ring gas hob and extractor fan, further built in fridge, freezer, washer dryer and dishwasher. LED lighting to the ceiling. Wall mounted combination gas fired central heating boiler. Two windows to the side elevation and a door provides access to the same.

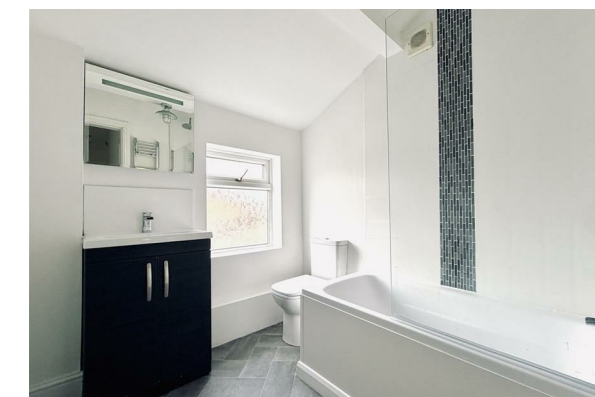
First Floor Landing leading to Two Bedrooms and the Bathroom. Halogen lighting. Loft access point.

Bedroom One is a Double Room with a window to the front.

Bedroom Two is another Double Room with a window to the rear.

The Bedrooms are served by the Bathroom fitted with a white suite and chrome fittings, providing a bath with thermostatic shower with drench shower head, vanity unit wash hand basin and WC. Chrome ladder radiator. Part Tiling to the walls. Illuminated vanity mirror. Opaque window to the rear.

Garden frontage. Enclosed Courtyard with a gate opening to a further Courtyard Area to the rear.



Approx Gross Floor Area = 782 Sq. Feet
= 72.6 Sq. Metres

