



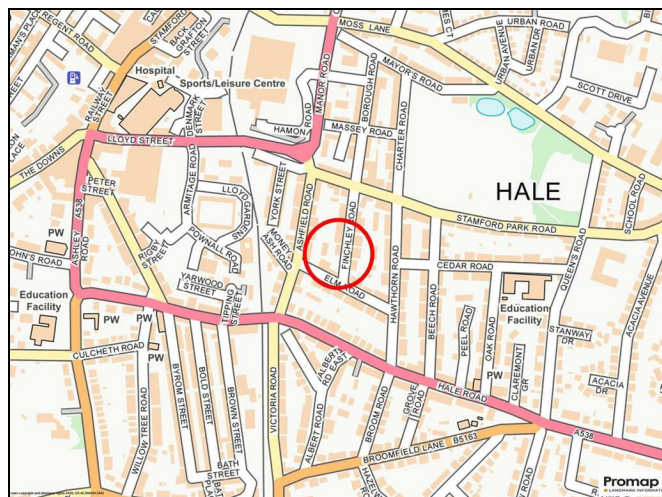
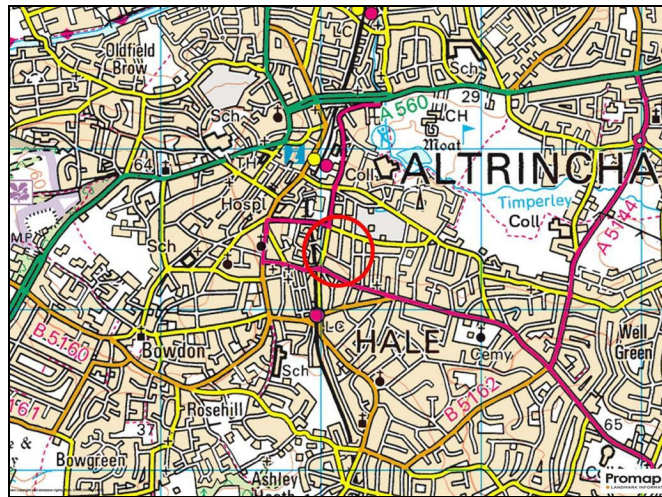
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INDEPENDENT ESTATE AGENTS

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			
		78	59
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 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

44 Finchley Road Hale, Altrincham, WA15 9RD



A TASTEFULLY PRESENTED VICTORIAN END TERRACE ON THE SOUGHT AFTER 'TREE ROADS' WITHIN WALKING DISTANCE OF HALE VILLAGE, ALTRINCHAM TOWN CENTRE AND STAMFORD PARK, ENJOYING A LOW MAINTENANCE WEST FACING COURTYARD AND PERMIT PARKING. 932SQFT

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Permit Parking. Courtyard. No Chain.

£475,000

in detail



A well presented, traditional bay fronted Victorian End Terrace property located on the ever popular 'Tree Roads' within easy walking distance of both Hale Village and Altrincham Town Centre with its amenities, the popular Market Quarter, Metrolink and with the open space of Stamford Park literally on the doorstep.



Externally, there is on street Parking with a Resident's Parking Permit scheme in place. A path leads to the front door and there is a gravelled garden frontage, enclosed within hedging.

To the rear, there is a West facing gravelled Courtyard, accessed via the door from the Kitchen enclosed within timber fencing.



The tastefully presented accommodation extends to some 932 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor, and there are Two Double Bedrooms served by a Bathroom to the First Floor.

Externally, there is a low maintenance Courtyard accessed via the door from the Kitchen enjoying a West facing aspect.

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

Comprising:

Recessed Porch with stripped and stained floorboards. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.



Lounge with bay to the front with three inset sash windows. Attractive cast iron fireplace feature to the chimney breast with tiled hearth and wood surround. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Dining Room with sash window to the rear elevation enjoying views over the Courtyard to the rear. Attractive cast iron fireplace feature to the chimney breast with tiled hearth. Built in bookshelf to one side of the recess.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset in which is a sink and drainer unit with mixer tap over and tiled splash back. There is space and plumbing for kitchen appliances. Tiled floor. Two windows to the side elevation and a door provides access to the same. Wall mounted gas central heating boiler. Access to useful under stairs storage.



To the First floor landing there is access to Two Double Bedrooms and a Family Bathroom.

Bedroom One with two windows to the front elevation. Coved ceiling. Built in wardrobes providing excellent hanging and storage space.

Bedroom Two with sash window to the rear elevation. Built in wardrobe providing excellent hanging and storage space.

The Bedrooms are served by a Bathroom fitted a modern white suite and chrome fittings, providing a bath, separate enclosed shower cubicle, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls.



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

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 932 Sq. Feet
= 86.6 Sq. Metres

