



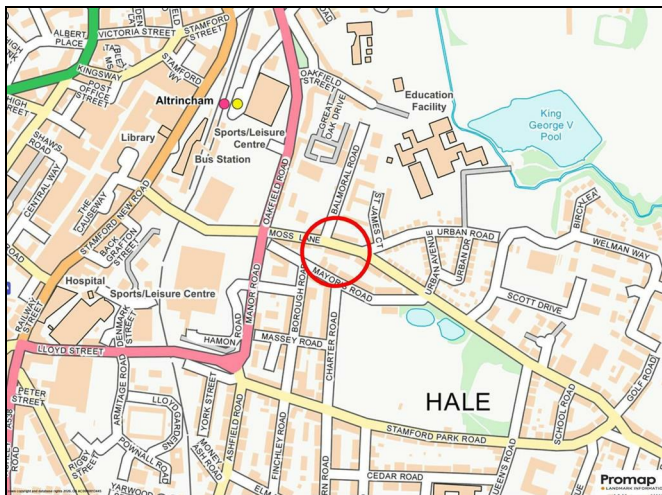
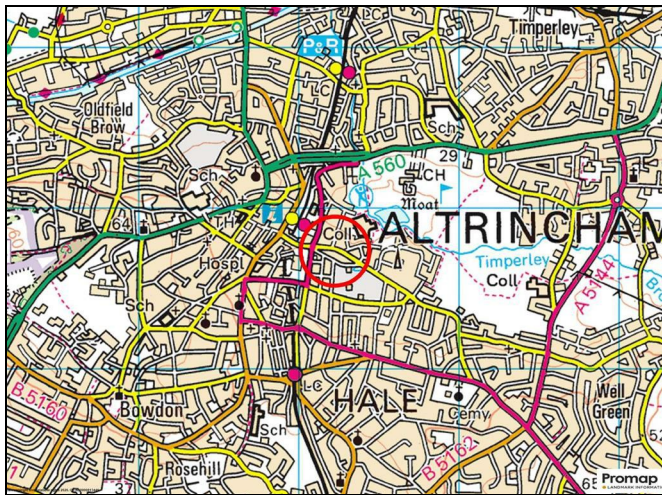
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INDEPENDENT ESTATE AGENTS

# 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 <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> 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 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

# 36 Moss Lane Altrincham, Cheshire, WA15 8HW



A BEAUTIFULLY PRESENTED AND UPDATED VICTORIAN TERRACED HOME WITH SUNNY ASPECT GARDEN, WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE, THE METROLINK AND STAMFORD PARK. 1039 SQFT

Hall. Open Plan Living and Dining Room. Breakfast Kitchen. Two excellent Double Bedrooms. Family Bathroom. Permit Parking. Low maintenance Gardens.

£425,000

# in detail



A superbly presented, updated and improved Victorian Terraced property, ideally located within a few minutes walk of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter, in addition the open space of Stamford Park is on the doorstep.

The beautifully presented property has been updated and improved, extending to some 1039 square feet, providing a Hall, open plan Living and Dining Room and Breakfast Kitchen to the Ground Floor and there are Two excellent Double Bedrooms served by a Family Bathroom to the First Floor.



To the Lower Ground Floor are cellars, accessed externally, which provide excellent storage space.

Externally, there is a Resident's Parking Permit scheme in place and there are low maintenance Gardens in the front and rear, with the rear enjoying a South facing, therefore sunny aspect.

Comprising:

Entrance Hall with staircase rising to the First Floor. Tiled floor. Decorative radiator cover. Coved ceiling.

Open Plan Living and Dining Room. To the Living Area there is a window to the front elevation. Built in cupboards to one side of the chimney breast recess.

Dining Room with window to the rear enjoying views over the Courtyard Gardens. Access to useful under stairs storage.

Breakfast Kitchen fitted with an extensive range of base and eye level units with worktops over, incorporating a breakfast bar, inset into the worktops is a sink with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. There is space for a washing machine.

To the First Floor Landing there is access to Two excellent Double Bedrooms and a superb Family Bathroom. Loft access point.

Bedroom One with window to the front elevation. Built in wardrobes to either side of the chimney breast recesses providing excellent hanging and storage space.

Bedroom Two with window to the rear, enjoying views over the Courtyard Garden.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a freestanding double ended bath, separate enclosed shower cubicle with dual attachments and glazed screen, wash hand basin with built in storage and WC. Extensive tiling to the walls and floor. Inset Velux window and opaque window to the side elevation.



To the Lower Ground floor, accessed externally to the rear, there is a Cellar Chamber that provides excellent storage space and offers potential for conversion, subject to the necessary consents.

Externally, there is an on street Resident's Parking Permit scheme in place and a low maintenance gravelled Garden frontage with a stocked border and paved path.



To the rear, there is a paved Courtyard Garden, accessed via the French doors from the Breakfast Kitchen and enclosed within timber fencing. The Courtyard is South facing, therefore enjoys a sunny aspect.

- Freehold
- Council Tax band C

