



**HALE OFFICE:**

212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN

TEL: 0161 941 6633

FAX: 0161 941 6622

Email: hale@watersons.net

**SALE OFFICE:**

91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA

TEL: 0161 973 6688

FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

# 17 Osborne Road

Altrincham, Cheshire, WA15 8EU



£615,000

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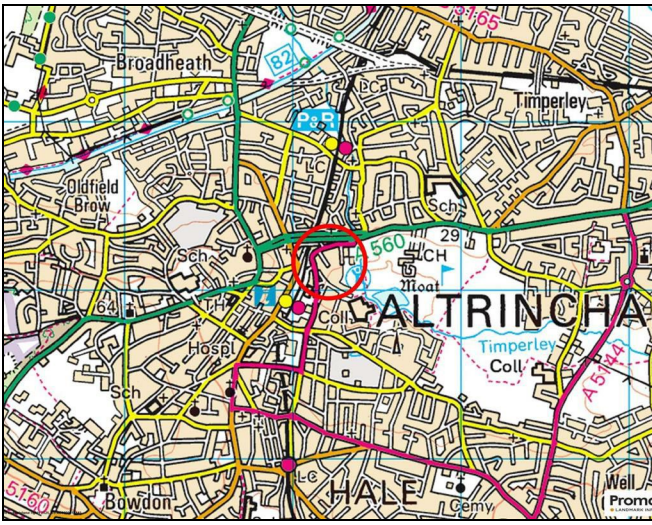
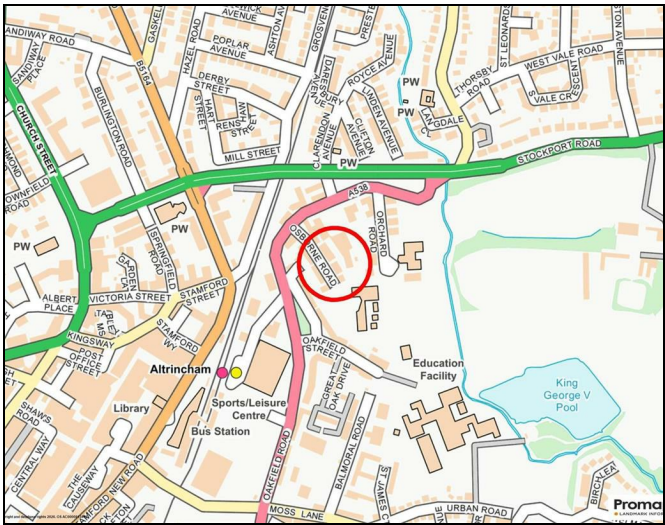
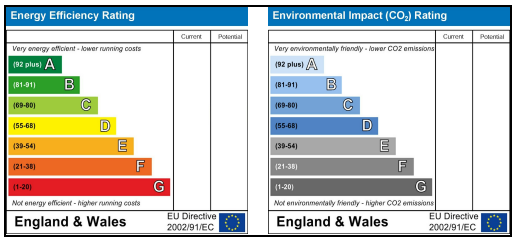
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# energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# overview

A BEAUTIFULLY RENOVATED AND REMODELLED, BAY FRONTED PERIOD END TERRACE, ARRANGED OVER FOUR FLOORS, IDEALLY POSITIONED WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1546 SQFT

Hall. Lounge. Open Plan Dining Kitchen. Utility/WC. Three Bedrooms. Family Bathroom. Loft Room. Cellars. Driveway. Gardens.



**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.

# in detail

A beautifully renovated and remodelled, attractive bay fronted period End Terrace property located in this popular area, walking distance to excellent local schools, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The stylish property is arranged over Four Floors with the accommodation extending to 1546 square feet, providing a Hall, Lounge, Open Plan Dining Kitchen and Utility with WC to the Ground Floor and there are Three Bedrooms served by a spacious Family Bathroom to the First Floor.

To the Second Floor there is a Loft Room located under the eaves of the property with sloping ceilings and inset Velux windows. This room does not comply with building regulations however could be used as an occasional bedroom.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert, subject to any necessary building regulations.

Externally, there is a Driveway providing off road Parking for two cars and to the rear a good sized lawned Garden with patio areas.

Comprising:

Entrance Hall with fan light window and a staircase rises to the First Floor landing. Doors provide access to the Ground Floor living accommodation. Coved ceiling.

Lounge with bay window to the front elevation. Coved ceiling.

Impressive Open Plan Dining Kitchen. To the Dining Area there are sliding patio doors which overlook and provide access to the Gardens to the rear.

The Kitchen Area is fitted with an extensive range of base and eye level units with inset sink and incorporates an island unit with space for breakfast bar stools. Integrated appliances include an oven, combination microwave oven, four ring induction hob, fridge, freezer and dishwasher.

Ground Floor WC and Utility Room with space and plumbing for a washing machine. Wall mounted gas central heating boiler. Inset Velux window, and additional window to the rear elevation overlooking the Gardens.

To the First Floor Landing there is access to Three Bedrooms and a stunning Family Bathroom. A staircase rises to the Second Floor Loft Room. Built in understairs storage.

Bedroom One with window to the rear elevation enjoying views over the Gardens.

Bedroom Two with window to the front elevation.

Bedroom Three is a Single Room with window to the front elevation. Panelled wall feature.

The Bedrooms are served by a stunning Family Bathroom fitted with a contemporary white suite and brass fittings, providing a freestanding double ended bath, walk in wet room style shower with dual attachments, dual wash hand basins with built in storage below and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

To the Second Floor Landing there is a Loft Room located under the eaves of the property with attractive sloping ceilings and two inset Velux windows. This room does not comply with building regulations however could be used as an occasional bedroom. Built in roof void storage.

To the Lower Ground Floor are the Cellars which are ripe for conversion and offer an incoming purchaser the opportunity to convert subject to any necessary building regulations.

Externally, there is a paved Driveway providing off road Parking for two cars.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via patio doors from the Dining Area. Beyond the Garden is laid to lawn with well stocked borders, with a variety of plants, shrubs and trees, with a raised deck patio area to the rear. The Garden is enclosed within brick walling, timber fencing and hedging.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1512 Sq. Feet  
(exc. roof void storage) = 140.4 Sq. Metres

