



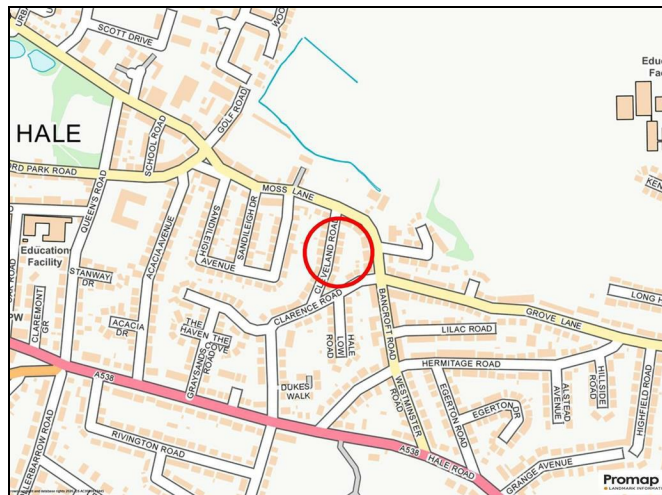
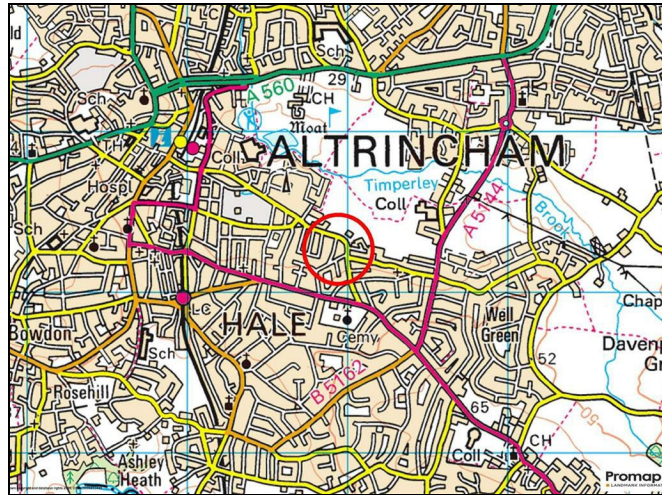
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INDEPENDENT ESTATE AGENTS

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 | | | |
| England & Wales | | 83 | 60 |
| 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

11 Cleveland Road Hale, Altrincham, WA15 8AY



A TRADITIONAL SEMI-DETACHED FAMILY HOME WITH A GREAT GARDEN, IDEALLY LOCATED WITHIN WALKING DISTANCE OF STAMFORD PARK, AND SCHOOL, HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 969SQFT

Hall. Lounge. Live In Dining Kitchen. Three Bedrooms. Bathroom. Parking. Long Garden. No Chain.

£485,000

in detail



A traditional, double height, bay fronted, Semi Detached family home located on this desirable road within walking distance of Stamford Park and School and within easy reach of Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre its facilities and the popular Market Quarter.

The property is ready to move into, yet at the same time offers excellent potential for the income purchaser to upgrade, improve and extend, subject to any necessary consents, and features a particularly good size Garden to the rear.

Off the Ground Floor Hall, there is a Lounge with bay window to the front and an Open Plan Live In Dining Kitchen with wood finish flooring and a bay window to the rear.

A useful Utility Area and with a Kitchen Area fitted with a range of units with windows onto the garden. A door also leads to the side.

Of the First Floor Landing are Three Bedrooms, Two Doubles and a Single, served by the Family Bathroom.

Externally, there is off street Parking to the front and a Garden frontage and as previously described a superbly sized Garden to the rear.

An excellent property in a popular location offering excellent potential offer for sale with no chain.

- FREEHOLD
- COUNCIL TAX BAND - D



Approx Gross Floor Area = 969 Sq. Feet
= 90.0 Sq. Metres

