



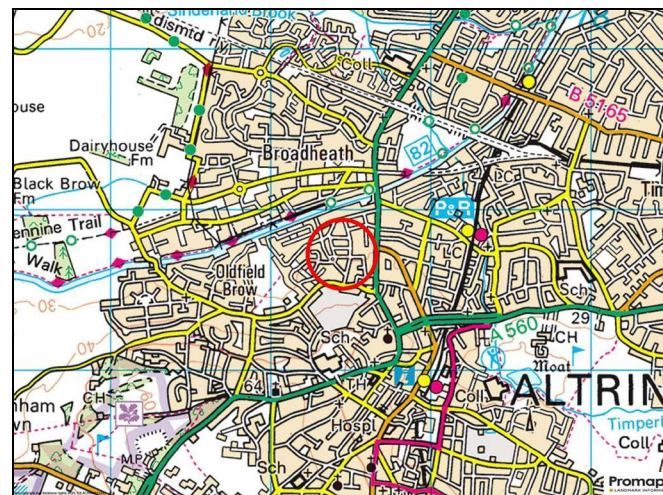
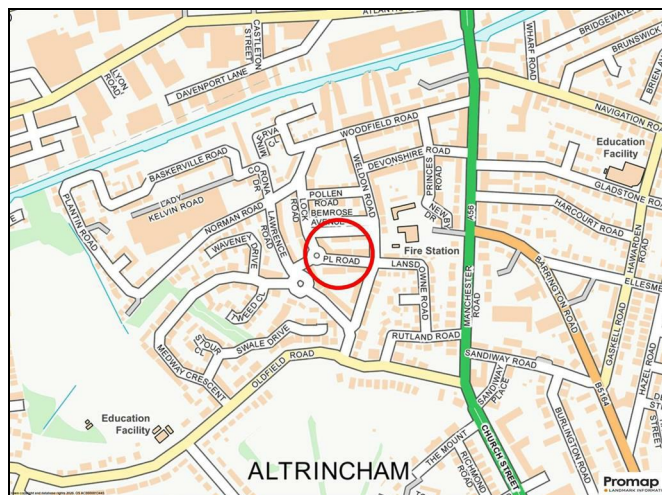
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**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

# 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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

# 22 Place Road Broadheath, Altrincham, WA14 4HH



**A BEAUTIFULLY PRESENTED PERIOD TERRACE IN THIS POPULAR CONSERVATION AREA LOCATION CLOSE TO THE TOWN CENTRE AND WITH JOHN LEIGH PARK ON THE DOORSTEP. 737sqft.**

**Lounge. Dining Kitchen. Two Bedrooms. Bathroom. Gardens. Store. Permit Parking.**

**£375,000**

# in detail



An attractive and beautifully presented Period Terraced situated within this very popular neighbourhood close to the open space of John Leigh Park, excellent local schools, the Metrolink and within an easy reach of Altrincham Town Centre and the popular Market Quarter.

The stylishly presented accommodation is arranged over Two Floors extending to some 737 square feet providing a Lounge and Dining Kitchen to the Ground Floor and Two Double Bedrooms and a Family Bathroom to the First Floor.



Externally, there is a Resident Parking Permit Scheme in place and low maintenance gravelled Garden frontage.

To the rear, the property enjoys an enclosed Garden with paved patio adjacent to the back of the house, accessed via the Dining Kitchen. Beyond, the Garden is laid to Astro turf for ease of maintenance and steps provide access to a right of way across the back of the properties.



Externally, there is a Resident Parking Permit Scheme in place and to the rear a delightful landscaped, low maintenance Garden with patio area.

Comprising:

Entrance door leading to an excellent sized Lounge with wide window and plantation shutters to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with granite hearth and wood surround. Built in shelving to either side of the chimney breast recess. LED lighting.

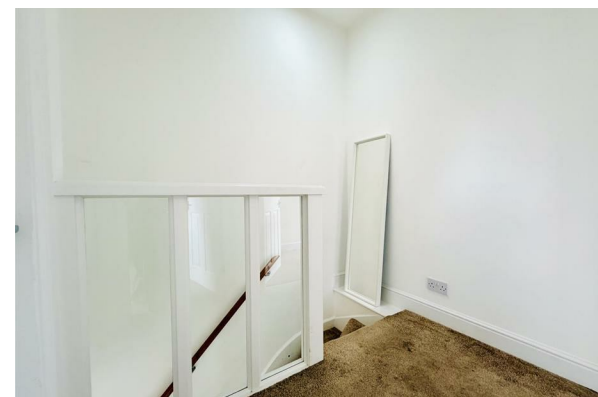
Dining Kitchen fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include an oven/grill, four ring electric hob and extractor over. There is ample space for additional kitchen appliances. The worktops incorporate a breakfast bar. Wall mounted gas central heating boiler housed within the units. A window enjoys views over the delightful rear Gardens. A glass balustrade staircase rises to first floor and there is access to useful under stairs storage. Useful Store housing a freestanding fridge freezer.

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

Bedroom One is a superbly sized room with two windows to the front elevation with inset plantation shutters. This room enjoys a walk in wardrobe fitted with hanging rails and shelves. Chrome finish LED lighting.

Bedroom Two is another good sized room with window enjoying views over the delightful rear Gardens.

The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing a double ended bath with thermostatic shower over, wash hand basin with built in storage below and WC. Part tiled walls. Tiled floors. Opaque window to the rear elevation.



External Store with light and power and plumbing for a washing machine. Opaque window. Tiled floor. Built in shelving.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 737 Sq. Feet  
= 68.46 Sq. Metres

