



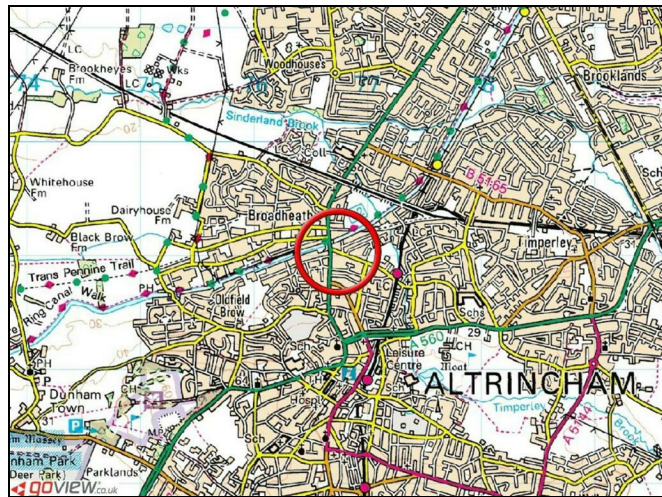
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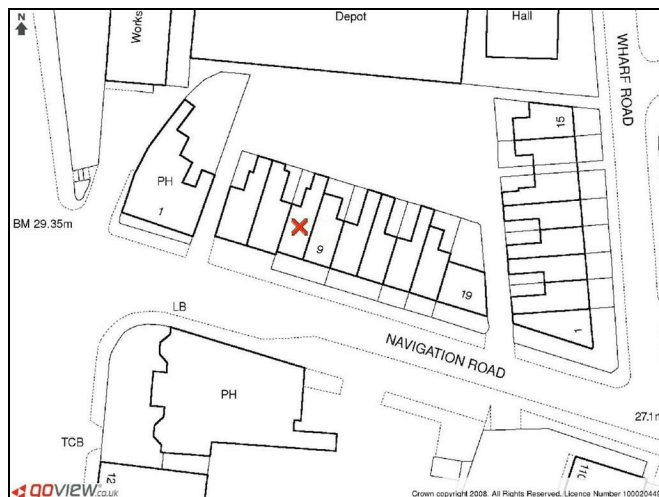


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road. At the end of Barrington Road turn right onto the A56 Manchester Road. Continue to the next main set of traffic lights and turn right into Navigation Road. The property will then be found on the left hand side.



INDEPENDENT ESTATE AGENTS

# 7 Navigation Road Altrincham, Cheshire, WA14 1LW



**A SUPERBLY PROPORTIONED, PERIOD TERRACED PROPERTY LOCATED IN THIS POPULAR NEIGHBOURHOOD CLOSE TO ALTRINCHAM TOWN CENTRE AND THE METROLINK. 1396 SQFT**

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

## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

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.

**£350,000**

# in detail



A superbly proportioned, bay fronted Victorian Terraced property located in this convenient neighbourhood walking distance to excellent schools, local shops, Navigation Road recreational ground and the Metrolink on the doorstep, as well as being close to Altrincham Town Centre with its facilities and the popular Market Quarter.



Bedroom One with two uPVC double glazed windows to the front elevation. Picture rail surround.

Bedroom Two is another Double Bedroom with uPVC double glazed window to the rear elevation overlooking the rear Courtyard. To one side of the chimney breast recess there are built in wardrobes with sliding doors and to the other side a wall mounted gas central heating boiler.



The property is arranged over Three Floors with the accommodation extending to some 1396 sqft comprising a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and there are Two Double Bedrooms and a Bathroom to the First Floor.

To the Lower Ground Floor are the Cellars which do not comply with modern day building regulations, they do nonetheless provide excellent occasional accommodation.

Externally, there is a Residents Parking Scheme in place and to the rear an enclosed Courtyard Garden.

This property is offered for sale with no chain.

Comprising:  
Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Wood flooring. Coved ceiling.

Lounge with uPVC double glazed bay window to the front elevation. To the chimney breast there is an open hearth fireplace. Coved ceiling. Dado rail surround.

Dining Room with uPVC double glazed window to the rear elevation overlooking the Courtyard Garden to the rear. Built in cupboards to the chimney breast recesses. Wood flooring. Coved ceiling.

Extended Breakfast Kitchen is an excellent size with uPVC double glazed window overlooking the rear Courtyard Garden and a set of uPVC double glazed French doors providing access to the same.

The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel double oven, four ring induction hob and extractor fan over, microwave, dishwasher and washing machine. There is ample space for a standalone fridge freezer. Additional uPVC double glazed window to the rear elevation. Space for a breakfast table and chairs. Chrome finish halogen lighting. Tiled floor.

To the Lower Ground Floor are the Cellars which do not comply with modern day building regulations, they do nonetheless provide excellent occasional living accommodation.

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



The Bedrooms are served by a spacious Bathroom fitted with a modern white suite and chrome fittings, comprising a bath with shower attachment over, wash hand basin and WC. Built in storage cupboards. Double glazed uPVC opaque window to the rear elevation. Extensive tiling to the walls and floor. Chrome finish heated towel rail..

Externally, there is an on street Residents Parking Scheme in place and a low maintenance Garden frontage.

To the rear there is an enclosed Courtyard, accessed via the French doors from the Breakfast Kitchen and a gate provides a right of access for wheelie bins.

This property is offered for sale with no chain.

Approx Gross Floor Area = 1396 Sq. Feet  
= 129.40 Sq. Metres

- Freehold
- Council Tax Band B

