An excellent value example of a most popular style of home

£450,000

A SUPERB FOUR STOREY TERRACE OVERLOOKING STAMFORD PARK AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE, METRO AND MARKET QUARTER. 1558sqft.


From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, turning right just before the level crossings into Victoria Road. At the end of Victoria Road turn right onto Hale Road, then take the first left into Hawthorn Road. At the end of Hawthorn Road proceed straight across into Charter Road. The property will be found at the end of the road on the left hand side.

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

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 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.

www.watersons.net
A superbly proportioned, extended Four Bedroom Victorian bay fronted Terraced property with extensive and versatile accommodation arranged over Four Floors, extending to approximately 1600 sq ft and enjoying an outlook over Stamford Park to the front.

The property provides a good sized Lounge to the Ground Floor in addition to a fabulously proportioned 300 sq ft extended Dining Kitchen, whilst to the Two Upper Floor are Four excellent Bedrooms served by a good sized Bathroom.

The Cellars provide One large Chamber offering excellent potential to convert, subject to any necessary consents, and the Garden enjoys a side South and rear West facing aspect therefore enjoying the sun in the afternoon and into the evening.

The location is superb positioned directly opposite the open space of Stamford Park, as such within walking distance of Stamford Park School, Altrincham Town Centre, its facilities, The Metrolink and the popular Market Quarter.

In addition, the property is within reasonable walking distance of Hale Village.

Comprising:

- Georgian style door with fanlight window above to the Hall with staircase to the First Floor.
- Lounge with a bay window to the front overlooking Stamford Park and having attractive cast iron living flame fireplace.
- 300 sq ft Dining Kitchen with windows and door overlooking and giving access to the rear Garden and divided into natural working Kitchen and Dining Areas by way of a peninsular unit breakfast bar. The Kitchen is fitted with a range of cream laminate fronted unit with two sinks and space for a full range of appliances. Additional double glazed skylight window inset into the ceiling and access to the Cellars.
- First Floor Landing with a staircase to the Second Floor.
- Principal Bedroom One with two windows overlooking Stamford Park to the front and with built in wardrobes.
- Bedroom Two with a double glazed UPVC frame window to the rear and built in wardrobe.
- Family Bathroom fitted with a white suite with chrome fittings, providing a shower and bath with thermostatic shower over, vanity unit wash hand basin and WC. Airing cupboard housing the combination gas fired central heating boiler. Double glazed UPVC frame window to the rear. Halogen lighting, Chrome ladder radiator.
- Second Floor Landing.
- Bedroom Three, a Double Room with a double glazed UPVC frame window to the rear.
- Bedroom Four, an attractive room located under the eaves of the property, currently utilised as a Home Office, with an attractive arched window overlooking Stamford Park to the front.

The Lower Ground Floor Cellar has a Hall area with storage space off and an opening to the main chamber with bay. Excellent potential to convert into additional living space, subject to any necessary consents.

Externally, the property enjoys a Garden frontage, whilst to the rear the Garden is laid to a stone paved patio for ease of maintenance with stocked borders and enclosed within timber fencing and brick walling and a gate to the far end of the Garden provides access for right of way to the rear.

Timber frame pergola.

Approx Gross Floor Area = 1552 Sq. Feet = 143.87 Sq. Metres