



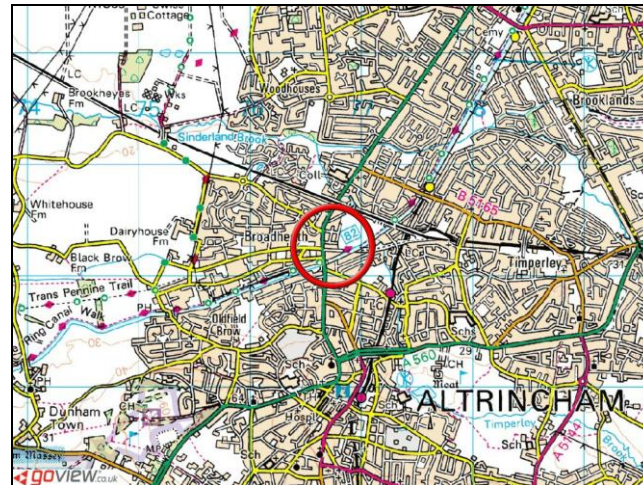
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

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

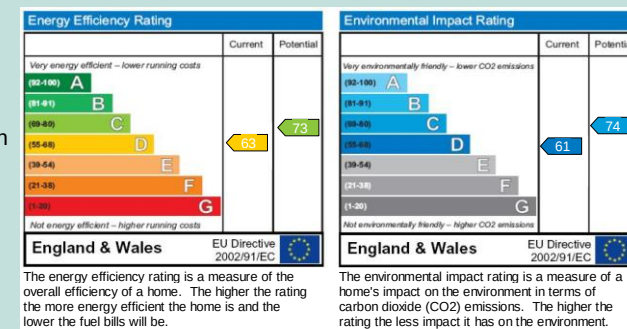


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway 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 Barrington Road. Proceed to the end of Barrington Road and turn right at the traffic lights onto the main A56 Manchester Road. Continue for a distance before turning right at a set of traffic lights at the junction with Sinderland Road into Salisbury Road, then turn right again into Churchhill Road. Proceed to the end of the road and turn left into Beaconsfield Road, where the property will be found on the right 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 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.

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42 Beaconsfield Road Altrincham, Cheshire, WA14 5LQ



A SUPERB REMODELLED AND EXTENDED VICTORIAN MID TERRACED WITH SOUTH FACING GARDEN WALKING DISTANCE TO SALISBURY PLAYING FIELDS, LOCAL SHOPS AND METRO. 750sqft.

Hall. 23' Living/Dining Room. 12' Kitchen. Two Bedrooms. Stylish Bathroom. Gardens. No Chain.

“A beautiful home in a popular location”

£250,000

in detail



A superbly presented, remodelled and extended Period Mid Terraced property with Salisbury Playing fields literally on the doorstep and walking distance to local Schools, shops, Navigation Road Metrolink and Altrincham Town Centre.

The stylish property is arranged over Two Floors with the accommodation extending to some 750 sq ft comprising an Entrance Vestibule, Open Plan Living/Dining Room and Kitchen to the Ground Floor and Two Bedrooms and a Family Bathroom to the First Floor.



Externally, there is on road Parking and to the rear there is a delightful South facing Garden.

This property is offered For Sale with No Chain and could be moved into with the minimum of fuss.

Comprising:
Panelled door with window above leading to an Entrance Vestibule. A door provides access to the ground floor living accommodation which is open plan in its entirety.

Lounge with uPVC double glazed window to the front elevation enjoying views over Salisbury Playing fields. To the chimney breast there is a fireplace feature with tiled hearth. Built in units and shelving to either side of the chimney breast recess. Coved ceiling.



An opening leads to the Dining Area with a spindle balustrade staircase rising to the First Floor. A door provides access to useful under stairs storage. Coved ceiling.

A further opening leads to the Kitchen with part vaulted ceiling with two inset Velux windows. There is an additional upvc window to the rear elevation and uPVC French doors overlook and provide access to the delightful sunny aspect Gardens.

The Kitchen is fitted with an extensive range of cream coloured base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over. Integrated appliances include a double oven with four ring gas hob and extractor fan over. There is space for additional kitchen appliances. Halogen lighting. Tiled floor.



To the First Floor Landing there is access to Two Bedrooms and a Bathroom. Loft access point. Built in storage cupboard housing the brand new, wall mounted gas central heating boiler.

Bedroom One with uPVC double glazed window to the front elevation enjoying views over Salisbury Playing fields. To the chimney breast there is an attractive cast iron fireplace feature. Walk in wardrobe providing ample hanging and storage space.

Bedroom Two with uPVC double glazed window to the rear elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a freestanding double ended bath with shower attachment, separate enclosed shower cubicle with thermostatic shower, dual shower attachments and glazed sliding doors, wash hand basin and WC. Opaque uPVC double glazed window to the rear elevation. Tiled floor. Tiling to the bath, sink and shower areas. LED lighting.



Externally, to the front there is on road Parking and views over Salisbury Playing fields. The Gardens to the rear are a delightful feature with paved and decked patio areas adjacent to the back of the house. Beyond the Garden is laid to lawn with low maintenance borders with a further paved patio to the rear. A gate provides access to a right of way. The Garden enjoys a South facing therefore sunny aspect and is enclosed within timber fencing.



This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Approx Gross Floor Area = 790 Sq. Feet
= 73.3 Sq. Metres

