



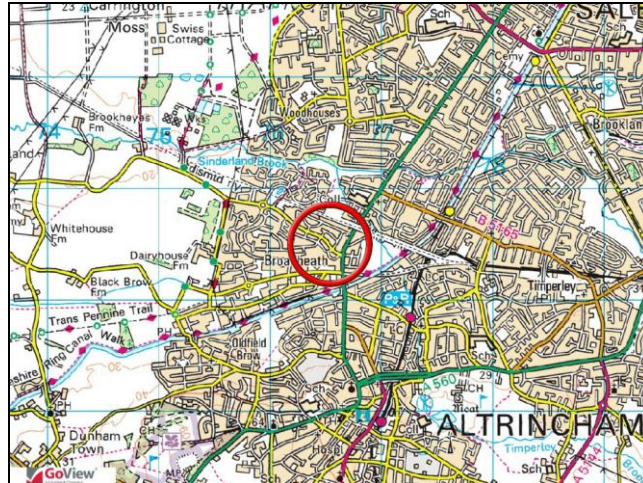
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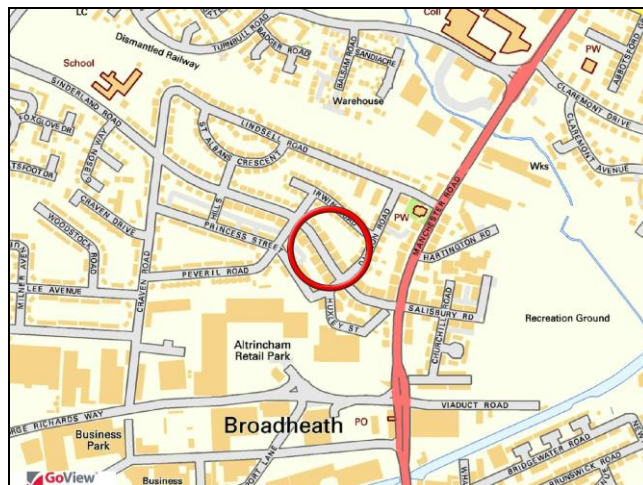


INDEPENDENT ESTATE AGENTS

location

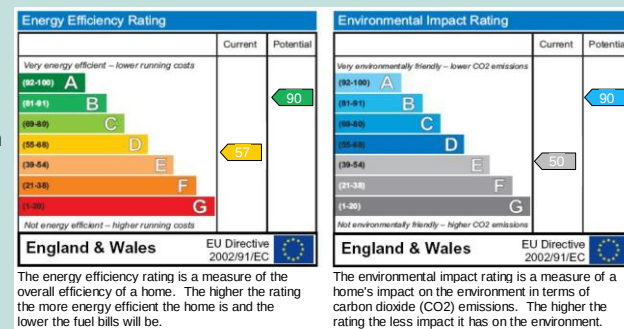


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway 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 to the next set of traffic lights and then turn right onto the main A56 Manchester Road. Continue along Manchester Road for some distance and then turn left at traffic lights into Sinderland Road. Proceed along and 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.



INDEPENDENT ESTATE AGENTS

40 Sinderland Road Broadheath, Altrincham, Cheshire, WA14 5JN



AN IMMACULATELY PRESENTED VICTORIAN TERRACE WITH GOOD GARDEN IN A POPULAR LOCATION WITHIN WALKING DISTANCE OF NAVIGATION ROAD METRO. 984sqft.

Hall. Lounge. Dining Room. Modern Kitchen. Two Double Bedrooms. Well-appointed Bathroom. Cellars. Garden

“A beautifully presented home in a popular location”

£235,000

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in detail



An immaculately presented, tastefully updated and improved Victorian Terrace property with the accommodation arranged over Three Floors including Cellars, with excellent potential to convert.

The property enjoys excellent specification, refitted Kitchen and Bathroom fittings, replacement internal panelled doors and UPVC double glazing, and is literally ready to move into with the minimum of fuss.



Ideally located in this popular area, with local convenience shops on the doorstep and within walking distance of Navigation Road Metrolink.

Comprising:

Entrance Porch. Hall with wood laminate flooring and staircase with stainless steel hand rail to the First Floor.

Lounge with bay window to the front and featuring a cast iron stove, solid fuel burning fireplace.

Dining Room with French door giving access to and enjoying an aspect of the Garden. Modern wood laminate flooring with custom built flush finish storage cabinets and shelving to the chimney breast recesses. Timber fireplace surround with inset granite fireplace with living flame fire.



Opening to the Kitchen with a window to the side and fitted with a range of oak fronted units with worktops over. Integrated stainless steel double oven with halogen hob over and extractor fan above. Space for a washing machine and dryer. Combination gas fired central heating boiler. LED lighting. Courtesy door to the Cellars.

The Cellars offer excellent potential to convert, subject to any necessary consents, with a window to a lightwell to the front.

First Floor Landing serving Two excellent Double Bedrooms.

Principal Bedroom One, positioned to the front has extensive built in oak finish wardrobes.

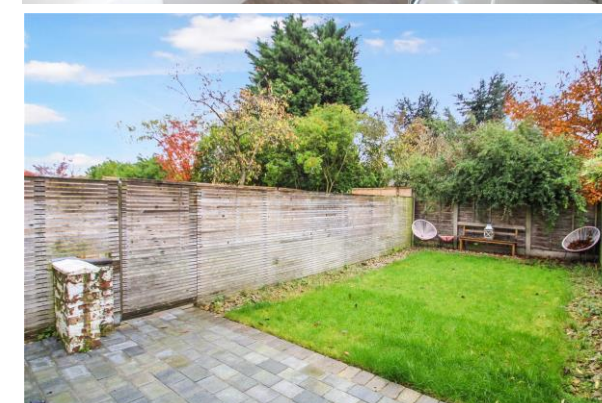
Bedroom Two with a window overlooking the rear.

The Bedrooms are served by the Bathroom, beautifully appointed with a contemporary suite in white with chrome fittings, providing a bath, vanity unit wash hand basin, WC and an enclosed shower cubicle with drench shower head. Extensive tiling to the walls. Recess toiletry and towel shelves.

The Garden to the rear of the property has an enclosed Courtyard adjacent to the back of the house, within which there are two useful Out Buildings. Beyond the Garden is laid to lawn with borders and timber fence enclosure. Right of way access for wheelie bin collection.

An excellent example of a most popular style of property.

Agents Note:
Declaration under the Estate Agents Act 1979: This property is owned by an employee of Watsonsons Independent Estate Agents Hale Ltd.



Approx Gross Floor Area = 984 Sq. Feet
= 91.4 Sq. Metres

