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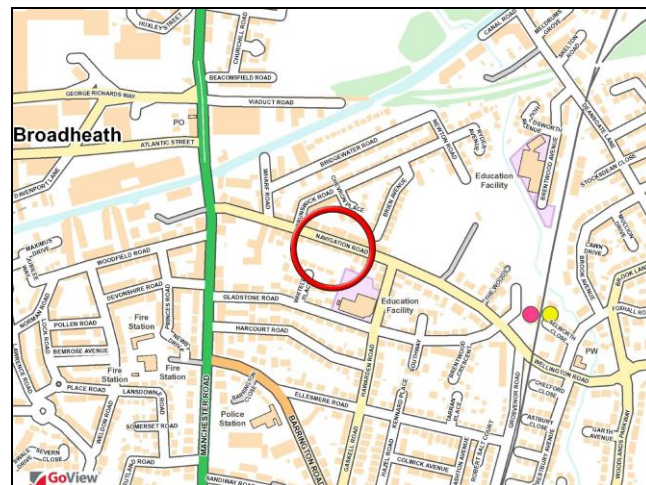


INDEPENDENT ESTATE AGENTS

# 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.



## energy efficiency

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

To Follow



**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

# 46 Navigation Road Altrincham, Cheshire, WA14 1NF



**A SUPERBLY SIZED VICTORIAN TERRACE ARRANGED OVER THREE FLOORS, WITHIN A MOMENTS WALK OF NAVIGATION ROAD METRO. 1277sqft.**

Hall. Lounge. Dining Room. Kitchen. Utility. WC. Cellars. Two Double Bedrooms. Bathroom. Garden. Permit Parking. No Chain.

“ Offered for sale with no chain ”

**£315,000**

# in detail



A superbly proportioned Victorian bay fronted End Terraced property positioned in this most popular location, within walking distance of Altrincham Town Centre and its facilities and with Navigation Road Metrolink on the doorstep.

The well presented accommodation is arranged over Three Floors with the accommodation extending to some 1277 sq ft comprising of a Lounge, Dining Room, Kitchen, Utility And WC to the Ground floor and Two excellent Double Bedrooms served by a Family Bathroom to the First Floor.



To the Lower Ground Floor are the Cellars which although are unlikely to comply with modern building regulations, do nonetheless have plaster boarded walls and are usable as additional occasional space.

Externally, the accommodation is complemented by a good sized and low maintenance Garden to the rear.

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

Comprising:  
Canopied Porch with step to an original, panelled and part glazed entrance door with fanlight window above to Hall. A staircase rises to the First Floor and doors lead to the ground floor living accommodation. Coved ceiling. Dado rail surround.

13'2" x 11'1" Lounge with window to the front elevation. To the chimney breast there is a cast iron gas living flame coal effect fire with granite hearth and wood surround. Coved ceiling.

15' x 11'1" Dining Room with French doors overlooking and providing access to the Rear Courtyard Garden beyond.

12' x 8' Kitchen with two UPVC frame windows to the side elevation. The Kitchen is fitted with a range of base and eye level units with worktops over inset into which is a one and half bowl sink and drainer unit with mixer tap over and tiled splash. Integrated appliances include a stainless steel oven, four ring gas hob, extractor fan over and fridge. Tiled floor.

Opening onto the 9'10" x 7'10" Utility Area with two windows to the side and rear elevations and a door provides access to the same. Wall mounted gas central heating boiler. There is ample space for a washing machine and dryer. Tiled floor.

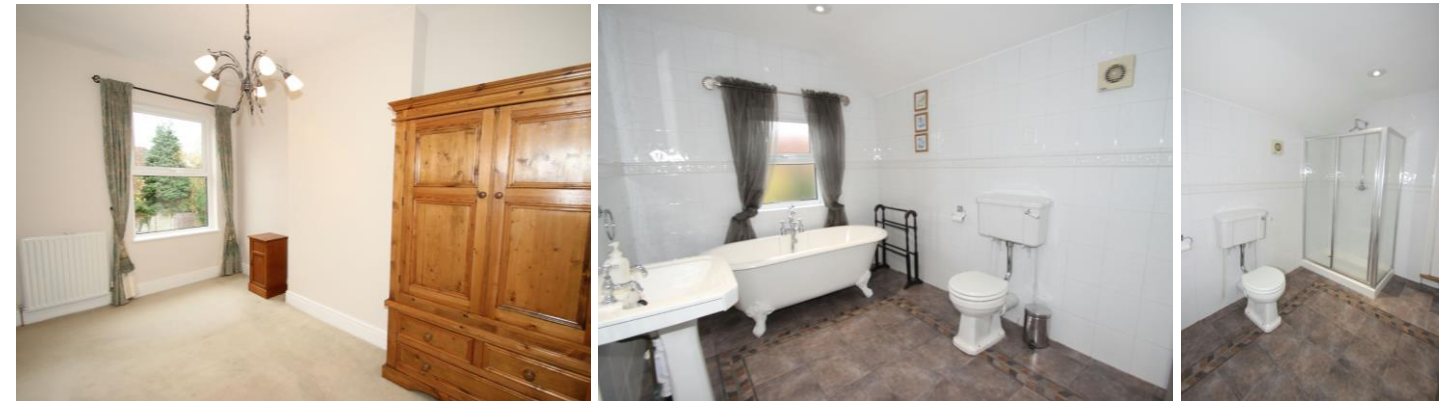
Ground Floor WC fitted with a modern white suite and chrome fittings. Window to the rear elevation.

Staircase to the Lower Ground Floor Cellars, as previously stated having plaster boarded walls and ceilings providing excellent occasional living space. The front chamber could be used as an Occasional Bedroom, Playroom or Study with a window to a light well to the front. The second chamber is utilised as a Store.

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

14'9" x 11' Bedroom One with two double glazed UPVC frame to the front elevation.

13'4" x 8'11" Bedroom Two with a double glazed UPVC frame window to the rear.



The Bedrooms are served by spacious Bathroom fitted with a white suite and chrome fittings, providing: a standalone double ended bath with shower attachment over, separate double width shower cubicle with thermostatic shower and glazed sliding doors, wash hand basin and WC. There is extensive tiling to the walls and floor. UPVC frame window to the rear elevation.

Externally, the property enjoys a gravelled Garden frontage and is retained from the road by way of a brick and sandstone dwarf brick wall.

To the rear of the property there is a good sized, enclosed paved Walled Courtyard accessed via doors from the Dining Room and Utility Area off the Kitchen. This opens into the main Garden Area which is designed with low maintenance in mind, having a large stone paved patio area. There are well stocked borders with a variety of shrubs, bushes and plants and enclosed within timber fencing. The Garden enjoys a broadly South West facing and therefore sunny aspect.



Approx Gross Floor Area = 1277 Sq. Feet  
= 118.37 Sq. Metres

