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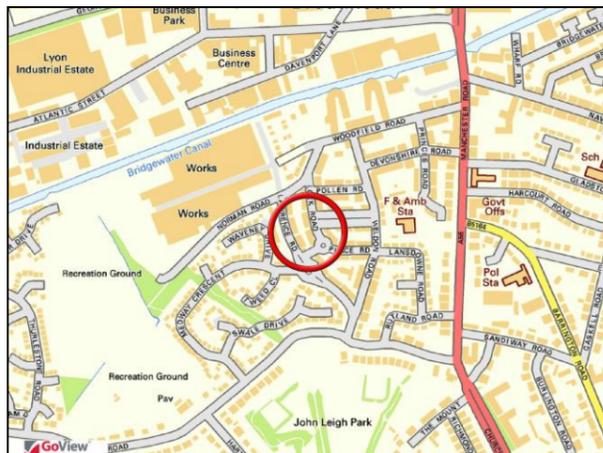


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings to the traffic lights. Turn right into the continuation of Ashley Road, and over the mini roundabout towards Altrincham Town Centre. Proceed through the next set of traffic lights into Railway Street, which becomes Stamford New Road, passing through more traffic lights past the Bus and Train Station on the right. At the next set of traffic lights, turn left onto Church Street towards the Cresta Court Hotel, turning right at the next set of traffic lights onto the main A56 Chester Road. Take a left turning at the Wheatsheaf Public House opposite the George and Dragon Hotel onto Oldfield Road. Take the second right turning into Weldon Road and turn right at the fork into the continue of Weldon Road. Turn left onto Bemrose Avenue and Lock Road will be found directly at the end of Bemrose Avenue and the property will be found straight ahead.



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.



WATERSONS

INDEPENDENT ESTATE AGENTS

58 Lock Road Broadheath, Altrincham, Cheshire, WA14 4HD



AN ATTRACTIVE THREE STOREY PERIOD TERRACE IN DESIRABLE LOCATION CLOSE TO JOHN LEIGH PARK, METRO AND ALTRINCHAM TOWN CENTRE. 935sqft.

13' Lounge. 14' Dining Kitchen. Utility. Three good Bedrooms. Two Bath/Showers. Courtyard Garden. No Chain.

“ A lovely home – offered for sale with no chain ”

£290,000

in detail



An attractive and much improved Three Storey Period Terrace, being one of the larger designs of its type situated within this very popular neighbourhood close to the open space of John Leigh Park and within an easy reach of Altrincham Town Centre.

The property is tastefully presented with neutral décor throughout with the accommodation extending to 935 sqft over Three Floors. To the Ground Floor there is a 13' Lounge and Dining Kitchen in addition to a Utility and Ground Floor Bathroom. To the Two Upper Floors there are Three excellent Bedrooms and a Shower Room.



Externally, the property enjoys an open aspect as it is not directly facing any other properties as you would traditionally expect on a terrace street. There is easy on street parking and a paved low maintenance Courtyard Garden to the rear. This property is offered for sale with no chain.

Comprising:

Entrance Vestibule leading to a 13'7" x 2'6" (max) Lounge with uPVC bay window to the front elevation. To the chimney breast there is an attractive gas living flame, coal effect fireplace with granite hearth. Built in cupboards and shelves to one side of the chimney breast recess. Coved ceiling. Decorative radiator cover.

Inner Hall with staircase rising to the first floor.



13'6" x 12'7" Dining Kitchen, a well proportioned room fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel one and a half bowl sink and drainer unit with mixer tap over and tiled splash back. Integrated appliances include a stainless steel oven, five ring gas hob and extractor fan over, fridge, freezer and dishwasher. uPVC window to the rear elevation overlooking the rear Courtyard. Decorative radiator cover.

Utility Room with uPVC window to the side elevation and uPVC door providing access to the same. Base level units with worktops over with space and plumbing for a washing machine and separate dryer.

Ground floor Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with electric shower over, wash hand basin and WC. uPVC window to the side elevation. Extensive tiling to the walls and floor.

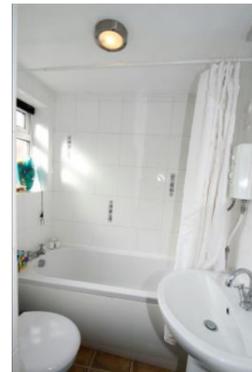
To the first floor landing there is access to Two Bedrooms and a Jack and Jill Shower Room. A staircase continues to the second floor landing.

Bedroom One measures 12'8" x 12'1" with uPVC window to the front elevation enjoying an open aspect. This room enjoys built in bedroom furniture to include wardrobes and cupboards providing ample hanging and storage space. Double doors lead through to the Shower Room.

Bedroom Two measures 12'8" x 9'10" with uPVC window to the rear elevation. Double doors lead through to the Jack and Jill Shower Room.

Shower Room with enclosed shower cubicle and folding doors and electric shower over, wash hand basin and WC. Extensive tiling to the walls and floor. Extractor fan.

To the second floor landing there is an inset Velux window and a door provides access to useful roof void storage.



Bedroom Three measures 12'8" x 8'7" with uPVC window to the front elevation enjoying an open aspect. There are built in wardrobes providing ample hanging and storage space.

Externally, there is on road parking and the property is approached via a paved path and a low maintenance garden frontage. To the rear there is a paved Courtyard accessed via the Utility Room, enjoying a West facing aspect. A gate provides access to the rear for wheelie bin access etc.

Approx Gross Floor Area = 935 Sq. Feet
= 86.67 Sq. Metres

