



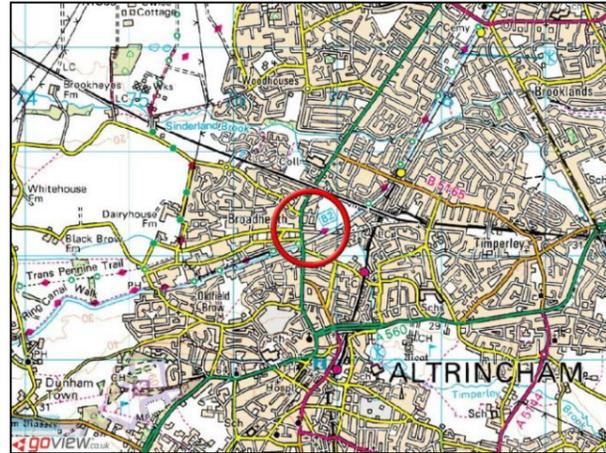
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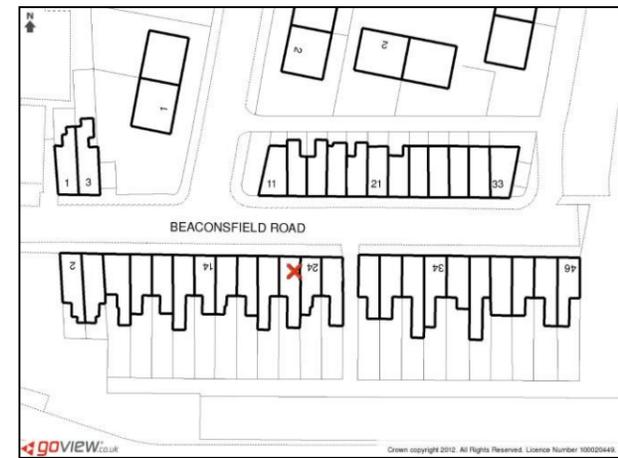


INDEPENDENT ESTATE AGENTS

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 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).

Energy Efficiency Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	63	73
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating

Environmental Impact Rating	Current	Potential
A (10-15)		
B (16-20)		
C (21-25)		
D (26-30)	61	74
E (31-35)		
F (36-40)		
G (41-45)		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

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

22 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. 804sqft.

Hall. 12' Lounge. Open Plan Living/Dining Room and Kitchen. Two Bedrooms. Bathroom. Gardens.

“ A stunning home offered for sale with no chain ”

£230,000

in detail



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

The property is arranged over Two Floors with the accommodation extending to some 804 sq ft comprising a Lounge, 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 low maintenance South facing Garden.

This property is Offered For Sale with No Chain.

Comprising:

Entrance door. Lounge with uPVC double glazed window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with marble hearth and wood surround. Built in cupboard to one side of the chimney breast recess. Built in meter cupboards. Coved ceiling.

Open Plan Living and Dining Room is a wonderful and versatile space. To the Dining Area there are built in units to one side of the chimney breast recess and a spindle balustrade staircase rises to the First Floor. To the Living Area there is a full length uPVC double glazed window enjoying views over the sunny aspect Gardens. Useful built in storage cupboard.

The Kitchen is fitted with a range of base and eye level units with solid wood worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splashback. Integrated appliances include a stainless steel four ring gas hob and extractor fan over, fridge, freezer and washing machine. There is space for a dishwasher. Gas central heating boiler housed within the units. Two windows to the rear and side elevations enjoying a view over the Garden and a door provides access to the same. Chrome finish LED lighting. Tiled floor.

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

Bedroom One with uPVC double glazed window to the front elevation. To the chimney breast there is an attractive cast iron fireplace feature. Picture rail surround.

Bedroom Two with uPVC double glazed window enjoying views over the Gardens. There is an attractive cast iron fireplace feature to the chimney breast.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a freestanding bath, separate enclosed shower cubicle with thermostatic shower and dual shower attachments, wash hand basin and WC. UPVC double glazed window and further additional inset Velux window making this a light and bright space. Tiled floor. Chrome finish LED lighting.

Externally, there is on road Parking. The Gardens to the rear are a particular feature as they are larger than average for this style property. There is a paved patio area adjacent to the back of the house and beyond there is an AstroTurf lawn.



The Garden enjoys a South facing therefore sunny aspect and is enclosed within timber fencing.

This property is offered for sale with no chain.



Approx Gross Floor Area = 804 Sq. Feet
= 74.53 Sq. Metres

