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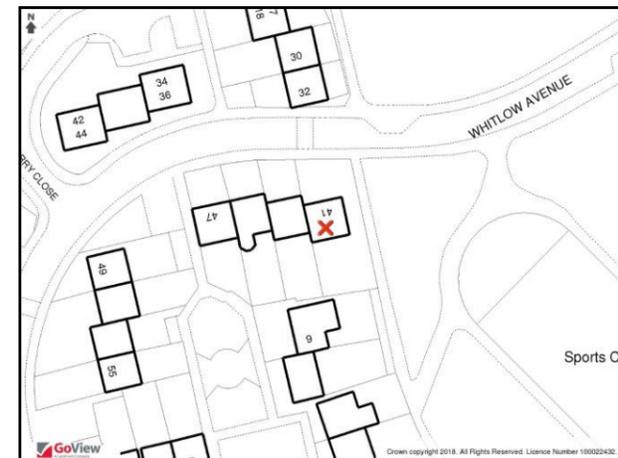
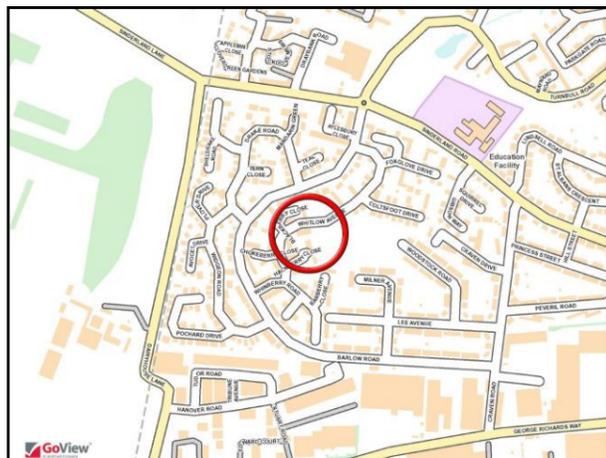


INDEPENDENT ESTATE AGENTS

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 at the second mini roundabout turn left into Barlow Road, then take the first left into Whitlow Avenue. Proceed along and the property will 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 the 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

41 Whitlow Avenue Altrincham, WA14 5JT



A LARGER THAN AVERAGE, RECENTLY UPDATED AND IMPROVED, END TERRACED IN THIS POPULAR LOCATION CLOSE TO SCHOOLS, SHOPS AND ALTRINCHAM. 1300 sqft.

Hall. WC. Lounge. Dining Kitchen. Four Bedrooms. Bathroom. Driveway. Gardens. No Chain.

“ *An immaculate property in a popular location!* ”

£300,000

in detail



A recently updated and improved End Terrace in this popular location close to local schools, shops and Altrincham Town Centre.

The property is arranged over Two Floors with the accommodation extending to some 998sqft comprising Hall, W.C, Lounge and Dining Kitchen to the Ground Floor and Four Bedrooms served by a Family Bathroom to the First Floor.



Externally, there is a paved Driveway offering off road Parking and to the rear a good sized South facing Garden.

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

Comprising:

Canopied Porch with uPVC double glazed panelled and glazed door leading to an Entrance Hall with staircase rising to the First Floor. A door provides access to useful under stairs storage.

Ground Floor W.C with uPVC double glazed opaque window to the front elevation. Built in white high gloss units with wall mounted gas central heating boiler concealed within the units. Wash hand basin with storage below and WC. Chrome finish heated towel rail.

13'1" x 12'3" Lounge is a well proportioned Reception Room with wide uPVC double glazed window to the front elevation. Fireplace feature with wood surround.

23'5" x 8'9" Superbly proportioned Dining Kitchen with clearly defined areas and white bi-fold doors to the Dining Area overlooking and providing access to the Gardens.

The Kitchen is fitted with an extensive range of base and eye level units with pull and swing corner unit utilising storage space. There are worktops over, inset into which is a stainless steel one a half bowl sink and drainer unit. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge freezer, dishwasher and washing machine.

To the First Floor Landing there is access to Four Bedrooms and a Family Bathroom. Built in airing cupboard. Loft access point.

11'9" x 9'9" Bedroom One is a Double Room with uPVC double glazed window to the rear elevation enjoying views over the Gardens.

11'9" x 9'6" Bedroom Two is a similar size room with uPVC double glazed window to the front elevation.

8'9" x 6'7" Bedroom Three with uPVC double glazed window to the rear elevation enjoying views over the Garden and park beyond.

11'5" x 6'4" Bedroom Four is a Single Bedroom with uPVC double glazed window to the front elevation.

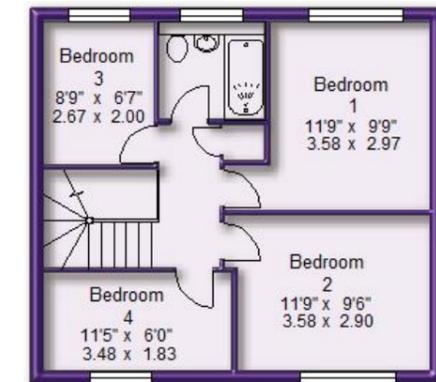
The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, comprising a bath with shower attachment over, wash hand basin with built in storage below and WC. Double glazed uPVC window to the rear elevation. Chrome finish heated towel rail.



Outside

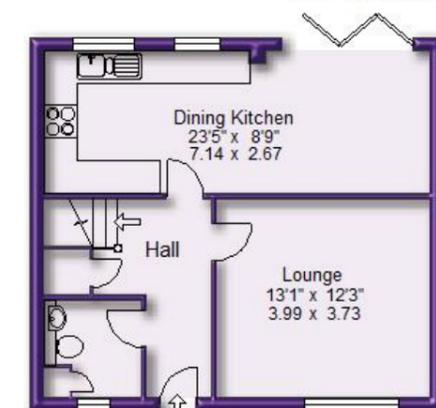
Externally, there is a Driveway providing off road Parking and a Garden frontage enclosed within timber fencing and brick walling.

To the rear, there is a good size South facing Garden with a large paved patio area and steps lead up to a lawned Garden. The Garden is enclosed within timber fencing and brick walling and is larger than average for this size of property.



First Floor

Approx Gross Floor Area = 998 Sq. Feet
= 92.7 Sq. Metres



Ground Floor