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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.



INDEPENDENT ESTATE AGENTS

44 Sinderland Road Altrincham, Cheshire, WA14 5JN

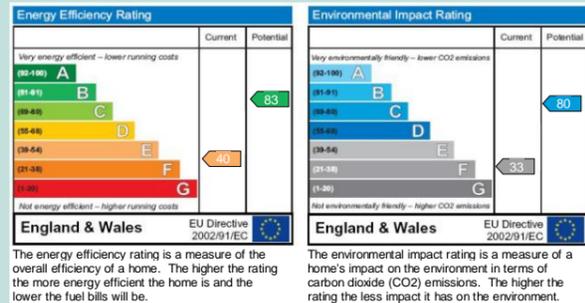


A SUPERB OPPORTUNITY TO ACQUIRE THIS UNCOMPLETE PROJECT, IDEALLY LOCATED FOR THE METRO AND ALTRINCHAM TOWN CENTRE. 1083 sqft.

Hall. Lounge. Dining Room. 19' Breakfast Kitchen. Two Double Bedrooms. Bathroom. Cellars. Courtyard. Gardens. No Chain.

energy efficiency

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

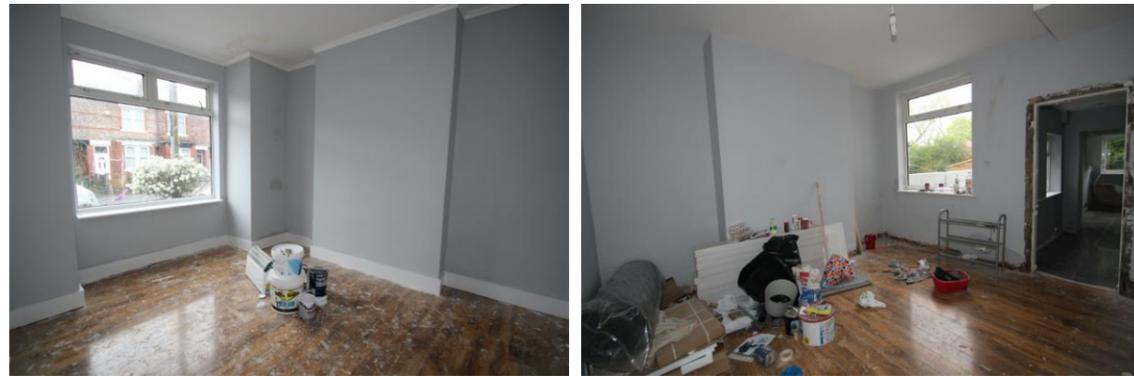


“ A great opportunity ”

Offers Over: £200,000

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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.

in detail



A superb opportunity to acquire this uncompleted project, a Period End Terraced property, ideally located for Altrincham Town Centre, its facilities and the popular Market Quarter.



The property extends to some 1015sqft with the accommodation arranged over Three Floors comprising a Hall, Lounge, Dining Room and Breakfast Kitchen to the Ground Floor and Two Double Bedrooms and a Bathroom to the First Floor.

To the Lower Ground Floor are the Cellars which are ripe for Conversion and offers the incoming purchaser an opportunity to convert subject to up to date building regulations.

This property is offered for sale with no chain.

Comprising:

Recessed porch. Panelled and glazed door leading to an Entrance Hall with staircase rising to the First Floor.

Lounge with uPVC square bay window to the front elevation.

Dining Room with uPVC double glazed window overlooking the Gardens to the rear.

Extended Kitchen with uPVC double glazed windows to the side and rear elevations and a door provides access to the same. Tiled floor. Chrome finish LED lighting. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Two Double Bedrooms and a Family Bathroom.

Bedroom One with uPVC double glazed window to the front elevation.

Bedroom Two with uPVC double glazed window to the rear elevation. Built in cupboard with water tank.

The Bedrooms are served by the Family Bathroom fitted with a modern white suite and chrome fittings, comprising a bath, wash hand basin and WC.

The Lower Ground Floor Cellars are ripe for Conversion and offer the incoming purchaser an opportunity to convert subject to up to date building regulations.

Externally, there is on road Parking and a Garden frontage.

To the rear, there is a paved patio area adjacent to the back of the house and a lawned Garden beyond with further patio area. The Garden is enclosed within hedging and timber fencing.



Approx Gross Floor Area = 1083 Sq. Feet
= 100.6 Sq. Metres

