



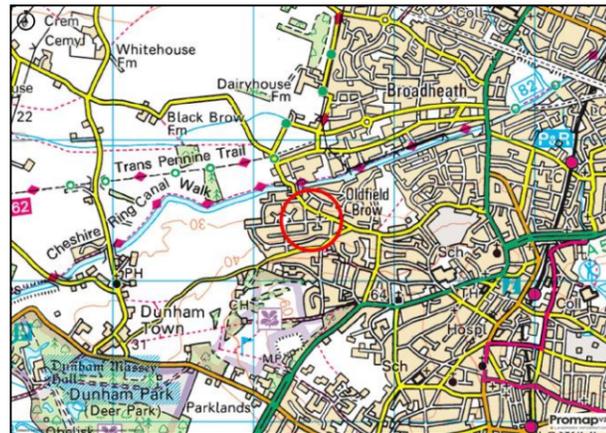
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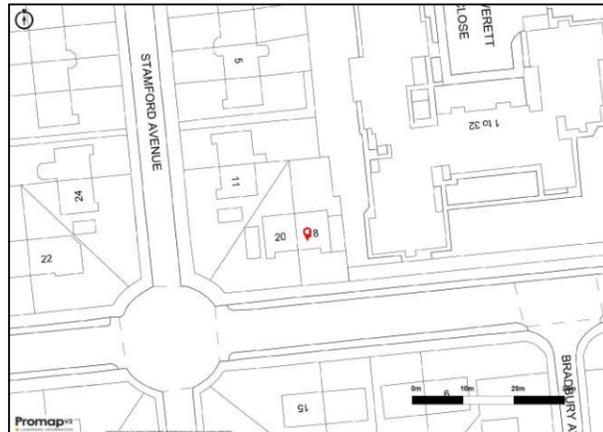
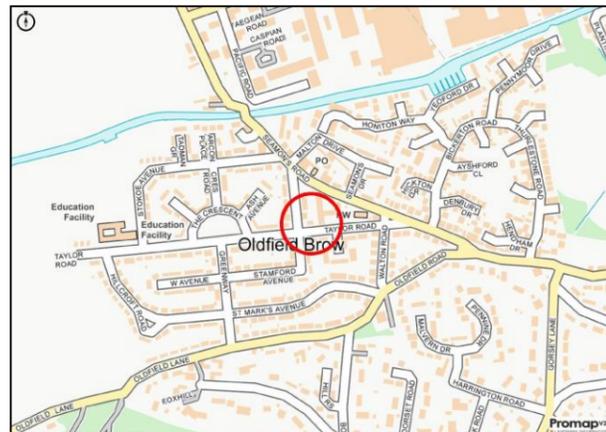


INDEPENDENT ESTATE AGENTS

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. Continue along Oldfield Road, passing John Leigh Park on your left, proceeding straight over the mini roundabout at the junction with Gorse Lane. Shortly afterwards, take the left fork to the continuation of Oldfield Road, over the shallow hill and take the third right turning into Greenway Road. Proceed to the end of the road then turn right onto Taylor Road, 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).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		61	82

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not environmentally friendly - higher CO2 emissions	G (1-20)		
		55	79

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.

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.



INDEPENDENT ESTATE AGENTS

18 Taylor Road Altrincham, Cheshire, WA14 4JL



A WELL PRESENTED SEMI DETACHED FAMILY HOME WITH OLDFIELD BROW PRIMARY SCHOOL AND COUNTRY WALKS TOWARDS DUNHAM PARK ON THE DOORSTEP. 1027 sqft

Hall. Lounge. Dining Kitchen. Store Rooms. Three Bedrooms. Bathroom. Driveway. Garage. Gardens.

“ A great home in a popular location ”

£270,000

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.

in detail



A well presented Semi Detached family sized home in this most popular area with Oldfield Brow Primary School on the doorstep and with delightful country walks towards Dunham Park close by.

The property is arranged over Two Floors with the accommodation extending to some 1027 sq ft comprising a Hall, Lounge and Dining Kitchen to the Ground Floor and Three good sized Bedrooms and a Family Bathroom to the First Floor.



Externally, the property enjoys a good size plot with a Driveway providing off road Parking, returning in front of an Integral Garage.

Comprising:

Canopied Porch. UPVC Entrance door to the Hall with staircase rising to the First Floor.

Lounge with double glazed window to the front elevation. Access to useful under stairs storage.

Rear Hall with door providing access to the rear Gardens. Two store rooms which could be used to extend the Dining Kitchen or to create a Ground Floor WC/Utility, subject to any necessary consents.



Dining Kitchen with double glazed window enjoying an aspect of the rear Garden. The Kitchen Area is fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Integrated oven and four ring gas hob. There is space for additional Kitchen appliances. Space for table and chairs.

To the First Floor Landing there is access to Three good Bedrooms and a Family Bathroom. Double glazed window to the side elevation. Loft access point. Built in linen cupboard.

Bedroom One is a well proportioned room with double glazed window to the front elevation.

Bedroom Two is another Double Bedroom with window enjoying a rear aspect.

Bedroom Three is a good sized Single Room with window to the front elevation.



The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Opaque window to the rear elevation. Tiling to the walls.

Externally, there is a Driveway providing off road Parking, returning in front of the Integral Garage with up and over door. There is a lawned Garden frontage with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing.

To the rear, there is a paved patio area adjacent to the back of the house and steps lead down to the main Garden area, which is landscaped with lawn, gravelled and paved patio areas. The Garden is enclosed within timber fencing.



Approx Gross Floor Area = 1027 Sq. Feet
= 95.20 Sq. Metres

