



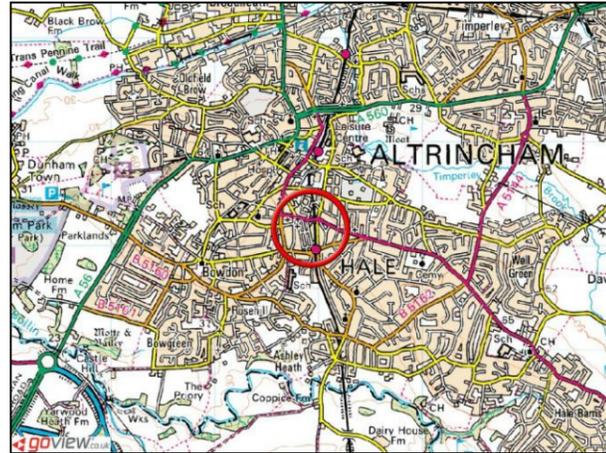
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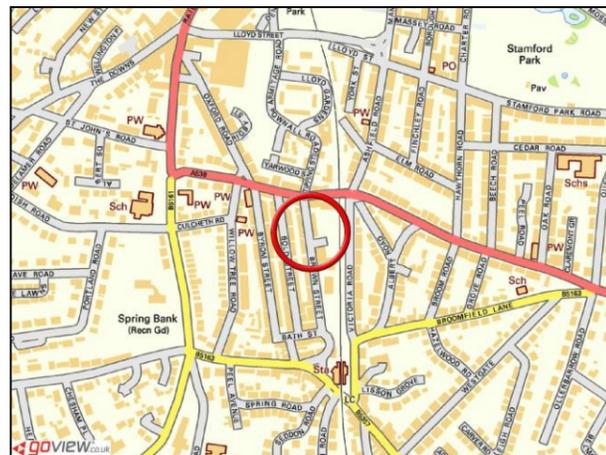


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings. Take an immediate right turn at the Millennium Clock, following the road into Bath Street, turning immediately right into Brown Street. The property will be found on the left hand side.



INDEPENDENT ESTATE AGENTS

## 22 Brown Street Altrincham, Cheshire, WA14 2EU



**A WELL PRESENTED 'B STREET' MID TERRACED WITHIN A MOMENTS WALK OF HALE AND ALTRINCHAM CENTRES. 842sqft.**

Hall. 15' Lounge. 14' Dining Kitchen. Two Bedrooms. 15' Principal Bedroom. Bathroom. Permit Parking. Courtyard Garden. No Chain.

“ Always popular houses! ”

**£350,000**

## 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	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A		87	Very environmentally friendly - lower CO2 emissions	A		86
(91-100)	B			(91-95)	B		
(81-90)	C			(81-85)	C		
(69-80)	D	69		(69-73)	D		64
(55-68)	E			(55-59)	E		
(39-54)	F			(39-43)	F		
(15-38)	G			(15-19)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			

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.

**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 Period Mid Terraced located among the ever popular 'B' Streets within a moments walk of Hale Village and short walking distance from Altrincham Town Centre, its facilities, the Metrolink and Hale Train Station.



The property is arranged over Two Floors with the accommodation extending to some 842sqft providing a Hall, Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Residents Permit Parking scheme in place and a good size low maintenance West facing Garden to the rear.

This property is offered For Sale with No Chain.

Comprising:

Entrance door. Hall with doors providing access to the Ground Floor Living Accommodation. A staircase rises to the First Floor.

Lounge with window to the front elevation. Cast iron fireplace feature to the chimney breast. Built in meter cupboards. Coved ceiling.

Dining Kitchen fitted with a range of cream coloured high gloss base and eye level units, inset into which is a stainless steel sink and drainer unit. Integrated appliances include a stainless steel oven, four ring gas hob and extractor fan over. There is space and plumbing for addition kitchen appliances. Double glazed reproduction sash window to rear elevation and a door provides access to the same. Wall mounted gas central heating boiler housed within the units. Access to walk in under stairs storage with plumbing for a washing machine.

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

Bedroom One with window to the front elevation.

Bedroom Two with window to the rear elevation.

Bedroom Three with window enjoying views over the Courtyard Garden.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over and glazed screen, wash hand basin and WC. Part tiled walls. Chrome finish heated towel rail. Extractor fan.

Externally, there is Residents Parking Permit scheme in place and a low maintenance Garden frontage.

To the rear, there is a walled Courtyard Garden which is gravelled in its entirety for ease of maintenance. The Garden enjoys a West facing aspect and therefore enjoys the afternoon and early evening sun. A gate provides access for wheelie bin storage. External store.

This property is offered For Sale with No Chain.



Approx Gross Floor Area = 842 Sq. Feet  
= 78.2 Sq. Metres

