

Jameson
AND PARTNERS LTD



Elm Road, Hale, WA15

Offers In Excess of £550,000



Property Features

- Two Double Bedroom Mid-Terraced House
- Good Sized Rear Garden
- Modern Bathroom and Kitchen
- Open-Plan Lounge-Diner
- Scope for Loft Conversion
- Basement Storage Space/Utility Room
- Chain Free Sale
- Double Glazed Throughout
- Modern Combi Boiler
- Short Walk to Altrincham and Hale Town Centre



Full Description

Two double bedroom mid-terrace house, which has been recently modernised with newly fitted kitchen and bathrooms. This property offers scope for further extension, with a basement and loft which could be converted (subject to local authority approval).

The property offers a good-sized private rear garden; open-plan lounge-diner and French doors from the kitchen and dining room leading to the garden. This is a chain free sale.

LOUNGE/DINER

29' 4" x 11' 6" (8.96m x 3.51m)

The lounge-diner is a bright open-plan space benefitting from uPVC double glazed windows to the front aspect; carpeted flooring; two double panel radiators; two pendant light fittings; television and telephone points; French doors leading to rear garden and wooden panelled doors to the kitchen and entrance hall.



KITCHEN/BREAKFAST ROOM

20' 9" x 8' 0" (6.34m x 2.45m)

A recently re-fitted kitchen-breakfast room with two uPVC double windows to the side aspect and uPVC double glazed French doors to the rear garden. The kitchen area is fitted with a range of base and eye level matching high gloss storage units, with an integrated sink unit, dishwasher, washing machine, oven, microwave and fridge-freezer. The kitchen also offers a four-ring gas hob, with stainless steel extractor fan over; recessed spotlighting; and laminate tile effect flooring. The breakfast area offers a strip of pendant lights; a television point and wooden panelled doors leading to the dining room and basement.



BASEMENT

14' 9" x 13' 4" (4.51m x 4.07m)

The basement is a useful storage area and offers a worktop with stainless steel sink. Within the basement, one will find a wall-mounted combi boiler and the electric and gas meters and a consumer unit. The basement floor is concrete with exposed brick walls, to the front aspect is a uPVC double glazed window.



MASTER BEDROOM

14' 9" x 13' 9" (4.51m x 4.21m)

Located off the first-floor landing is the master bedroom, this room benefits from a large uPVC double glazed bay window to the front aspect. The master bedroom is also fitted with carpeted flooring; pendant light fitting; a television point and access to the en suite WC.



BEDROOM TWO

15' 3" x 9' 2" (4.65m x 2.80m)

The second bedroom is located off the first-floor landing with uPVC double glazed window to the rear aspect. This room offers carpeted flooring; pendant light fitting; and a double panel radiator.



BATHROOM

10' 5" x 7' 7" (3.19m x 2.33m)

The recently installed bathroom occupies a large room to the rear of the property, which previously housed the third bedroom and small bathroom. The new bathroom is fitted with tiled flooring; recessed spotlighting and a uPVC double glazed frosted glass window to the rear aspect. In addition, the room offers a wall-mounted hand wash basin, with storage under and wall mounted mirror over; a panelled bathtub with chrome shower over; a walk-in shower with glazed screens and chrome thermostatic shower system; and a wall-mounted chrome heated towel rail.



EXTERNAL

To the front of the house is a paved front garden, enclosed to the by a low-stone wall and wrought iron gate and fence. There are two tiled steps leading to the front door.

To the rear of the property, one will find a good-sized lawned garden. The rear garden is enclosed on two sides by timber panelled fencing and to the rear by a low-brick wall which will have a timber fence installed above in the coming weeks. There is a decked seating area to the far end of the garden and a paved patio area adjacent to the house.



LOWER GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.

GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was this property built?

The vendors believe this property was built circa 1900, which is towards the end of the Victorian era.

2. Is this property freehold or leasehold?

The owner has advised that the property is leasehold, there is a ground rent applicable of £3 per annum and no service charge to pay.

3. Who lives in the neighbouring properties?

The properties on either side are owner occupied and lived in by pleasant and quiet people.

4. Which items will be included in the sale price?

The owner has advised that the white goods and integrated appliances in the kitchen will be included in the price of the sale.

5. Is there a loft space at this property?

Yes, the loft is insulated and fully boarded for storage.

6. How soon could a purchase be completed?

The property is sold chain free, therefore the timescale will be to suit the buyer.

7. When was the boiler and electrics last serviced?

There is a Gas Safety Certificate that was performed in January 2022 and an Electrical Safety Certificate that was carried out in June 2021, these are valid for five years.

8. Is there a sky dish at this property?

Yes, the owners have advised there is a sky dish at this property.