



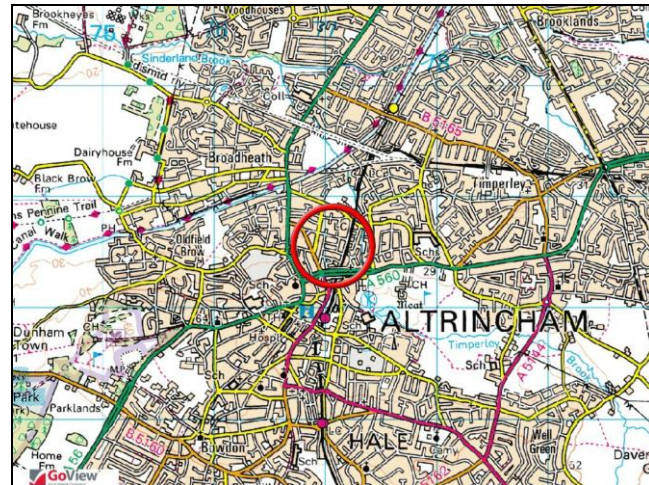
**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

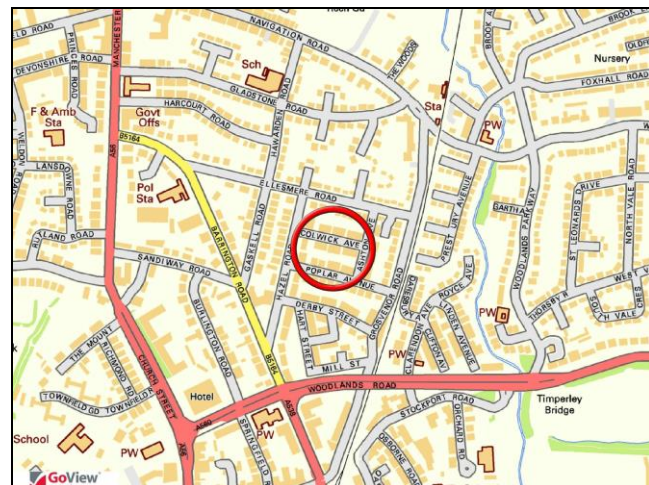


INDEPENDENT ESTATE AGENTS

# location

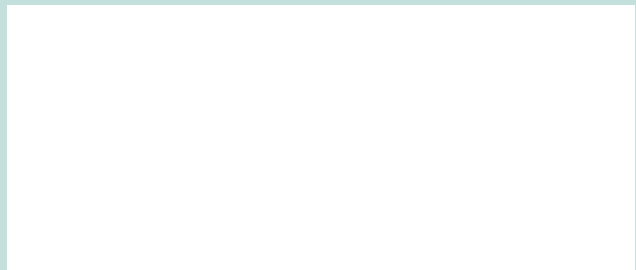


From Watersons office proceed to the end of The Downs and turn left onto Railway Street, which becomes Stamford New Road. Proceed through the town centre past the railway station, and at the main set of traffic lights proceed straight across into Barrington Road. Take the first right turning into Hazel Road and the third right turning into Colwick Avenue, where the property will be found on the right 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).



**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.



WATERSONS

INDEPENDENT ESTATE AGENTS

## 29 Colwick Avenue Altrincham, Cheshire, WA14 1LQ



**A WELL PROPORTIONED BAY FRONTED MID TERRACED PROPERTY CLOSE TO EXCELLENT LOCAL SCHOOLS, ALTRINCHAM TOWN CENTRE AND METROLINK. 969sqft.**

Porch. Hall. 795sqft Living and Dining Room. Kitchen. Three Bedrooms. Bathroom. Permit Parking. Enclosed Garden. NO CHAIN!

“ Offered for sale with no chain ”

**Offers Over: £355,000**

# in detail



A well-proportioned, traditional bay fronted Victorian Terrace property located in this popular area, within walking distance of Navigation Road Metrolink, Altrincham Town Centre, its facilities and the popular Market Quarter and being ready to move into yet at the same time offering potential for the incoming purchaser to improve.



The property does benefit from uPVC double glazing, a gas fired central heating on a combination boiler and enjoys a spacious through Living and Dining Room in addition to the Kitchen and has Three Bedrooms to the First Floor served by the Bathroom.

Externally, there is on street Residents Permit Parking, a Garden frontage and a good sized timber decked Garden to the rear.

Comprising:

Entrance Porch with further fanlight door to the Hall with staircase to the First Floor.

795 square foot through Living and Dining Room divided into natural living and dining areas by way of a central arch opening.

The Living Area has an angled bay window to front with three inset windows and features a modern fireplace surround with inset living flame fire with granite inset and hearth.

The Dining Area has a window overlooking the rear Garden. Door to the:

Kitchen with windows to the side and rear and a door leading outside. The kitchen is fitted with a range of wood fronted units and granite worktops over with integrated stainless steel oven, four ring gas hob, and extractor fan over, further integrated fridge, freezer and dishwasher.

Under stairs recess housing plumbing for a washing machine. Wall mounted gas fired central heating boiler.

First Floor Landing with wood panelled doors to the Bedrooms and Bathroom. Loft access point.

Bedroom One with two windows to the front and extensive built in wardrobes, drawers and dressing table.

Bedroom Two with a window to the rear and with built in wardrobes.

Bedroom Three with a window overlooking the rear Garden.

The Bedrooms are served by the Bathroom fitted with a white suite with chrome fittings, providing a bath with electric shower over, wash hand basin with toiletry cupboard below and WC. Window to the side.

Externally, the property enjoys a Garden frontage and a good sized timber decked, walled Garden to the rear. A gate gives access to the right of way for wheelie bins etc.

An excellent value example of a most popular style of property, offered for sale with no chain.



Approx Gross Floor Area = 969 Sq. Feet  
= 90.02 Sq. Metres

