

# FOR SALE



**19 MANCHESTER ROAD**

**ALTRINCHAM**

**£300,000**

- **3 Self Contained Flats**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Fitted Kitchens**
- **Garages Available**
- **Excellent Location**

A Semi detached house which has been sub-divided into three self contained flats. The property is situated on Manchester Road close to Altrincham town centre. There are local shops nearby and excellent bus services to Sale town centre and Manchester city centre. The Metrolink into Manchester and other locations are also readily accessible. Each of the flats is fully self contained including double glazing and central heating. Externally there is off road parking and two garages.

## **GROUND FLOOR FLAT (Entrance to side of property)**

### **ENTRANCE PORCH**

#### **LOUNGE (L shaped)**

**19'9" x 8'9"**

Double glazed window to front and side, central heating radiator, storage cupboard, light and power points.

#### **KITCHEN**

**19'4" x 7'2"**

Fitted with a range of wall and base units with worktops over, oven and hob with extractor fan, dishwasher, fridge freezer, double glazed window to front, central heating radiator, light and power point.

### **INNER HALLWAY LEADING TO**

#### **BEDROOM ONE**

**15'4" x 14'0"**

Double glazed window to front, central heating radiator, light and power points.

#### **BEDROOM TWO**

**7'9" x 8'9"**

Double glazed window to side, central heating radiator, light and power points.

#### **BATHROOM**

Fitted with a three piece suite comprising: low level w.c., pedestal wash hand basin panelled bath with shower over, shower screen, ceiling light point.

## **MAIN ENTRANCE LEADING TO FIRST AND TOP FLOOR FLATS**

### **COMMUNAL ENTRANCE HALL**

### **STAIRCASE TO:**

### **FIRST FLOOR FLAT**

#### **ENTRANCE HALL**

#### **LOUNGE**

**17'3" x 12'0"**

Double glazed window to side, central heating radiator, light and power points.

#### **INNER HALLWAY LEADING TO:**

#### **KITCHEN**

**8'9" x 8'6"**

Fitted with a range of wall and base units with worktops over, oven and hob with extractor fan dishwasher, fridge freezer, central heating radiator, light and power points.

#### **BEDROOM ONE**

**10'9" x 11'10"**

Double glazed window to front, central heating radiator, light and power points.

#### **BEDROOM TWO**

**7'9" x 8'9"**

Double glazed window to side, central heating radiator, light and power points.

#### **BATHROOM**

Fitted with a three piece suite comprising: low level w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, extractor fan, ceiling light point.

**TOP FLOOR FLAT**

**DOOR LEADING TO:**

**ENTRANCE HALL**

Double glazed window to front

**STAIRCASE TO:**

**ENTRANCE DOOR**

**ENTRANCE HALL**

**LOUNGE/BEDROOM**

**18'9" x 12'0"**

Sky light to rear, windows to side, access to roof void, central heating radiator, intercom system, light and power points.

**KITCHEN**

**9'0" x 9'2"**

Fitted with a range of wall and base units with worktops over, oven and hob with extractor fan, dishwasher, fridge freezer, small window to front, light and power point.

**BATHROOM**

Fitted with a three piece suite comprising: low level w.c., pedestal wash hand basin, panelled bath with shower over, shower screen, ceiling light point.

**OUTSIDE**

To the front of the property there is there a driveway providing off road parking for several vehicles whilst to the rear there are two garages with access from Rutland Road.

**TENURE**

To be Advised

**COUNCIL TAX**

Ground Floor - Band A  
First Floor - Band B  
Top Floor - Band B

**WATER RATES**

TBC

**OCCUPATION**

The ground floor and the first floor are currently occupied on Assured Shorthold Tenancies producing a gross income of £11820 per annum. The top floor flat is vacant and being marketed at a rental of £395pcm (£4740pa)

**VIEWING**

Strictly by appointment through our South Court Office.  
Telephone : 0161 902 0202

**OFFICE HOURS**

Monday - Friday 9:00am - 5:00pm

**WEBSITE**

[www.chesters-uk.com](http://www.chesters-uk.com)

**N.B. ALL ROOM SIZES ARE APPROXIMATE****IMPORTANT NOTICE**

None of the fittings or services have been tested or checked by Chesters and no warranties or guarantees, implied or otherwise, are given regarding their efficiency. Any prospective purchaser should have these checked by their own contractor prior to making an offer to purchase.

**PROPERTY TO SELL?**

If you have a property to sell we would be pleased to meet you, without obligation, to provide a free assessment of the marketability and the service we can provide for you.

**NEED A SURVEY?**

As Chartered Valuation Surveyors we can provide a survey or valuation on your intended purchase if we are not selling the property and we would be pleased to give you a free quotation without obligation.

**DISCLAIMER**

Chesters for themselves and for the vendor(s) of this property whose agents they are give notice that:

(1) The particulars do not constitute, nor constitute any part of, an offer or a contract.

(2) All statements contained in these particulars as to this property are made without responsibility on the part of Chesters or the vendor(s).

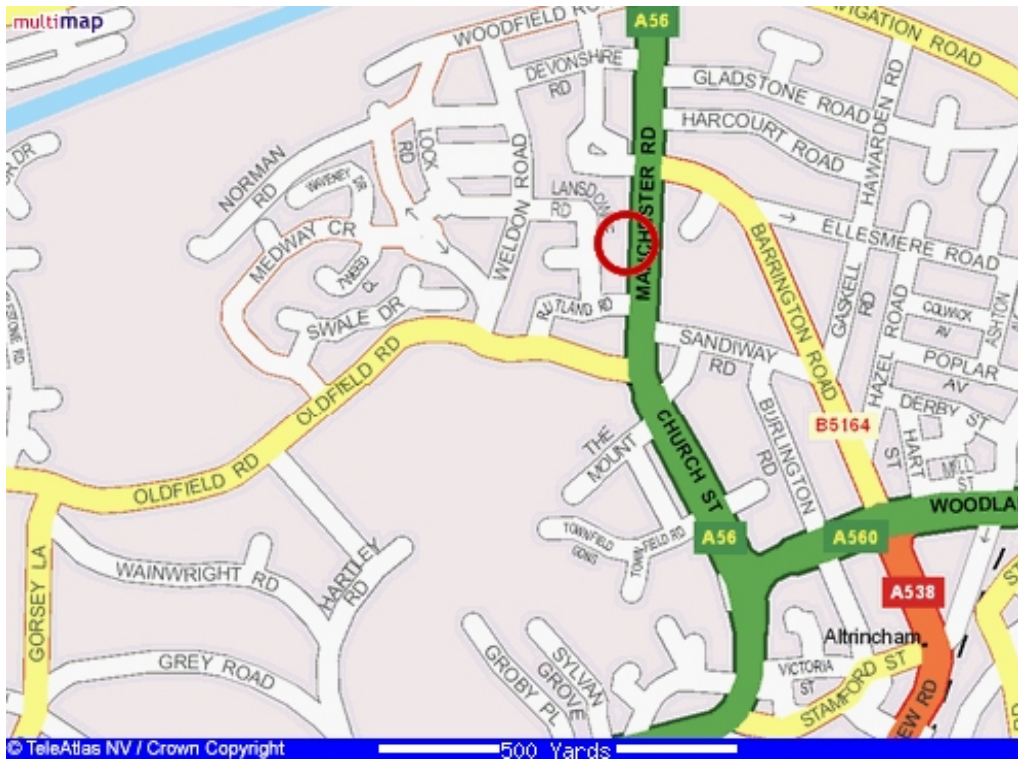
(3) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

(4) Any intending purchaser(s) must satisfy himself or herself or themselves by inspection or otherwise as to the correctness of each of these statements contained in these particulars.

(5) The vendor(s) does not make or give, and neither Chesters nor any person in their employment has any

authority to make or give, any representation or warranty whatever in relation to this property.

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