



4 MONEY ASH ROAD, ALTRINCHAM,
CHESHIRE, WA15 9QL



TOTAL FLOOR AREA: 115.7 sq.m. (1245 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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4 MONEY ASH ROAD ALTRINCHAM



Occupying a highly convenient location within walking distance of Hale and Altrincham this house offers generous accommodation over three floors including an unconverted basement.

The house which is now in need of complete modernisation offers excellent potential to remodel a Victorian terrace property in one of the areas well established locations.

Briefly the property offers an entrance vestibule area, and a large lounge/dining room which opens into the kitchen.

BASEMENT LEVEL

CHAMBER ONE 11'0" x 11'0" (3.35 x 3.35)
CHAMBER TWO 11'7" x 11'3" (3.53 x 3.43)

FIRST FLOOR & LANDING

MASTER BEDROOM 13'5" x 11'2" (4.10 x 3.40)
DRESSING ROOM 11'2" x 5'7" (3.40 x 1.70)
BEDROOM TWO 11'2" x 9'2" (3.40 x 2.80)
BATHROOM



At lower ground floor level are two good sized cellar chambers and at first floor level are two double bedrooms and a family bathroom.

Hale's fashionable village lies within walking distance with its range of fashionable shops and restaurants. Altrincham is roughly the same distance away with its dramatically improved town centre and Metro System into Manchester.

DIRECTIONS

From the centre of Hale on foot proceed up Victoria Road to the junction with Hale Road. Continue straight across into Ashfield Road where the property will be found on the left.

For those taking the car, the house needs to be approached via Ashfield Road or Elm Road as there is a one way system in operation.

GROUND FLOOR

ENTRANCE HALL
KITCHEN 8'10" x 8'4" (2.70 x 2.54)
LOUNGE/DINER 25'3" x 17'9" (7.70 x 5.40)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band " VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
38-54	E	42 E	
21-38	F		
1-20	G		

