



64 MOSS LANE, ALTRINCHAM,
CHESHIRE, WA15 8HW



GROUND FLOOR
34.2 sqm. (369 sq ft) approx.

1ST FLOOR
33.6 sqm. (362 sq ft) approx.



FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 67.8 sqm (731 sq ft) approx.
We warrant that the floor area is shown to the best of our knowledge and belief. Measurements of floor, ceiling, walls and openings shown are approximate and no responsibility is taken for errors. Details of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, typical and significant details should be taken from the actual plan as shown on the site. No liability can be given.
Map 10/10/2012

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64 MOSS LANE ALTRINCHAM



Sitting in a highly convenient location within walking distance of Altrincham town centre and the Metro Station, this house, whilst now in need of some modernisation, nonetheless offers fabulous potential to create an excellent family home.

Briefly the accommodation which is spread over two levels comprises an entrance hallway, bay fronted living room to the front, complemented by a dining room. The two rooms could equally be combined to form one large entertaining area. Completing the ground floor is a kitchen, whilst at first floor level are two double bedrooms and a family bathroom. Externally are neatly well maintained gardens to the front and rear.

Moss Lane is characterised by a mixture of terraced and semi detached properties and is handily located for all amenities. Hale's fashionable village lies within fifteen minutes walk and the urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From Altrincham football ground proceed in the direction of Altrincham where the property will be found on the left hand side.

GROUND FLOOR

ENTRANCE HALLWAY
KITCHEN 12'10" x 6'3" (3.90 x 1.90)
LIVING ROOM 10'10" x 8'10" (3.30 x 2.70)
DINING ROOM 11'10" x 11'6" (3.60 x 3.50)

FIRST FLOOR & LANDING

MASTER BEDROOM 14'1" x 8'10" (4.30 x 2.70)
BEDROOM TWO 11'10" x 9'6" (3.60 x 2.90)
BATHROOM



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(93-100) A		B9
	(85-92) B		
	(75-84) C		
	(65-74) D	61	
	(55-64) E		
	(45-54) F		
Not energy efficient - higher running costs	(35-44) G		

England & Wales EU Directive 2002/91/EC

