



\*\*\* TWO DOUBLE BEDROOM, MID-TERRACE HOME WITH GARDEN AND NO CHAIN\*\*\* With large rooms and high ceilings on offer, this FANTASTIC home benefits from two open plan reception rooms, a fitted kitchen, two double bedrooms and a huge four piece bathroom. Ideally positioned within walking distance to Navigation Primary school, Navigation Metrolink and Altrincham town centre plus excellent transport and network links, local shops and well kept parks such as Navigation Park and John Leigh Park. Externally there is a courtyard to the front and a good sized garden to the rear. The property is gas central heated and double glazed throughout. This home would be perfect for a couple or young family who would benefit from the locality of the property. If you are interested in arranging your viewing on this property contact the office today!!!





#### **Entrance Porch**

Glazed windows, tiled floor and external wooden door and internal wooden door into the hallway.

#### **Entrance Hallway**

Wooden internal door with transom window above, wooden style flooring, ceiling light point and carpeted stairs to the first floor.

#### **Lounge 13' 10" x 11' 1" (4.216m x 3.388m)**

Carpeted flooring, double glazed window to the front, wall mounted radiator, ceiling light point and plug points.

#### **Dining Room 14' 7" x 12' 0" (4.440m x 3.661m)**

Carpeted flooring, ceiling light point, wall mounted radiator, plug points and double glazed patio doors to the rear with transom window. Access into the kitchen.

#### **Kitchen 10' 2" x 9' 10" (3.109m x 2.991m)**

Fitted kitchen with a range of wall and base unit cupboards with roll topwork surfaces. Two double glazed windows, ceiling light point and plug points. Gas hob with stainless steel over head extractor, electric oven, sink with drainer and mixer tap. Space for fridge freezer, washing machine and dishwasher. Combi boiler.

#### **First Floor Landing**

Carpeted stairs and landing. Access to all rooms

#### **Bathroom 10' 7" x 9' 3" (3.237m x 2.818m)**

Four piece bathroom comprising of a corner bath, tiled shower cubicle, pedestal toilet and handwash basin. Ceiling light point, double glazed window to the rear and vinyl flooring.

#### **Master bedroom 15' 1" x 10' 3" (4.599m x 3.133m)**

Carpeted flooring, two double glazed windows to the front, ceiling light point, wall mounted radiator and plug points.

#### **Bedroom 2 14' 0" x 9' 9" (4.278m x 2.969m)**

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator and plug points.

#### **Externally**

To the front there is a brick built wall with iron railings, iron gate and paved front courtyard. To the rear there is a good sized garden.

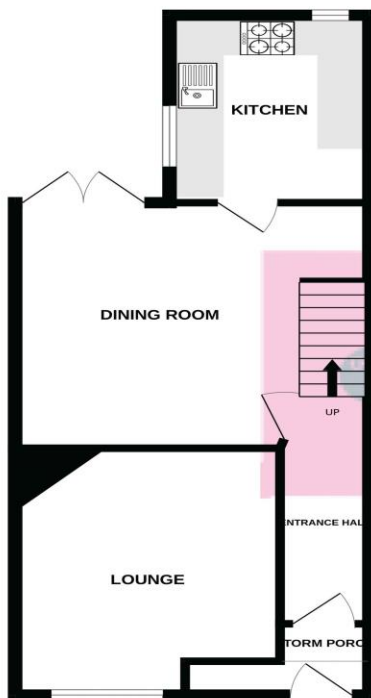




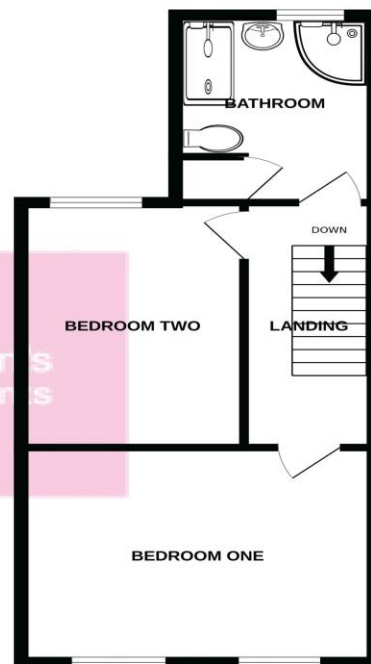
Thompson's  
Estate Agents

Derby Street  
Altrincham WA14 1JN

GROUND FLOOR



1ST FLOOR



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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# Energy performance certificate (EPC)

19 DERBY STREET  
ALTRINCHAM  
WA14 1JN

Energy rating

D

Valid until: 15 December 2030

Certificate number: 9462-1901-8202-2860-1200

Property type Mid-terrace house

Total floor area 90 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		