IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS









34 BOLD STREET | ALTRINCHAM

£400,000

NO ONWARD CHAIN

An attractive bay fronted Victorian terraced house with charming features of the period and generously proportioned throughout. Positioned adjacent to both the village of Hale and market town of Altrincham. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, fitted kitchen with integrated appliances, two excellent first floor double bedrooms and modern bathroom/WC. Gas fired central heating and double glazing. Private westerly facing rear courtyard. Permit parking. Highly sought after location.

POSTCODE: WA14 2ER

DESCRIPTION

Built in the latter part of the Victorian era this bay fronted terraced house forms part of a highly favoured locality ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the town of Altrincham with its highly popular Market Hall and Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools.

Typical of the era, it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings and decorative mouldings alongside modern enhancements such as gas fired central heating and double glazing.

Approached beyond an attractive recessed porch with brick archway, the accommodation is superbly presented and well proportioned throughout. The ground floor has been replanned to create an impressive open plan living space with spacious sitting room at the front and formal dining room towards the rear. The kitchen has been refitted with elegant Shaker style cabinetry complemented by granite effect work-surfaces and a range of integrated appliances. In addition, there is access to the rear courtyard garden.

At first floor level there are two excellent double bedrooms and a well appointed bathroom/WC complete with separate shower enclosure.

Externally the property is set back from the carriageway and stands in a slightly elevated position. The walled rear courtyard features raised flower beds and a gravel surface for ease of maintenance. Importantly, there is no right of way from the adjoining property and a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. There is also gated access to the shared passageway and a residents permit parking scheme is in operation.

This property is offered for sale with no onward chain and ready for immediate occupation.

ACCOMMODATION

GROUND FLOOR: RECESSED PORCH
Panelled/opaque glazed hardwood front door with transom light above. Tiled floor. External wall light point.

OPEN PLAN SITTING/DINING ROOM
27'1" x 13'9" (8.26m x 4.19m)
Planned to incorporate:

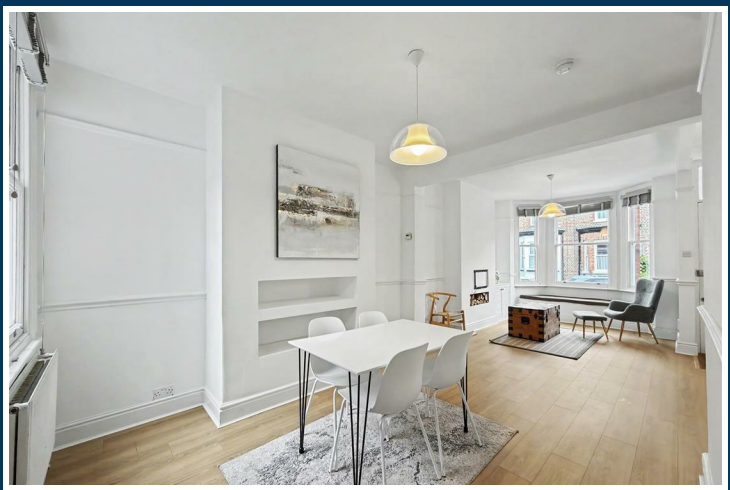
SITTING AREA
Fitted window seat set within a bay with timber framed double glazed sash windows to the front. Laminate wood flooring. Picture rail. Dado rail. Radiator.

DINING AREA
Staircase to the first floor. Timber framed sash window to the rear. Laminate wood flooring. Picture rail. Dado rail. Radiator.

KITCHEN
12' x 8'3" (3.66m x 2.51m)
Fitted with white Shaker style wall and base units beneath granite effect heat resistant work-surfaces/up-stands and inset 1½ bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Hardwood panelled door to the rear courtyard. Timber framed double glazed window to the side. Engineered oak flooring. Recessed LED lighting. Extractor fan. Radiator.

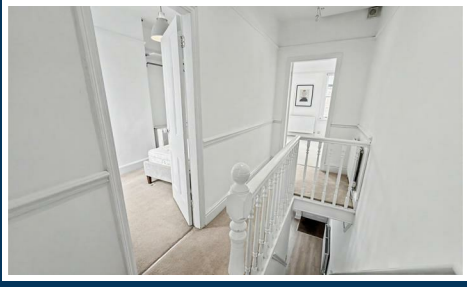
FIRST FLOOR: LANDING
Turned spindle balustrade. Access to the partially boarded loft space via a retractable ladder. Recessed LED lighting. Dado rail. Radiator.











BEDROOM ONE
13'8" x 11'4" (4.17m x 3.45m)
Built-in mirror fronted wardrobes containing hanging rails and shelving. Two timber framed double glazed sash windows to the front. Recessed LED lighting. Radiator.

BEDROOM TWO
13' x 8'1" (3.96m x 2.46m)
Open wardrobe system incorporating hanging rail, shelving and drawers. Timber framed sash window to the rear. Picture rail. Radiator.

BATHROOM/WC
12' x 8'3" (3.66m x 2.51m)
Fitted with a modern white/chrome suite comprising panelled bath with mixer/shower tap, wall mounted wash basin with mixer tap and WC with concealed cistern, all set within tiled surrounds. Tiled enclosure with thermostatic shower. Fitted linen closet and concealed wall mounted gas central heating boiler. Timber framed double glazed sash window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Vertical radiator.

OUTSIDE
Permit parking.

Westerly facing private courtyard at the rear.

SERVICES
All mains services are connected.

POSSESSION
Vacant possession upon completion.

TENURE
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £2.40 per annum. This should be verified by your Solicitor.

COUNCIL TAX
Band C.

NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.



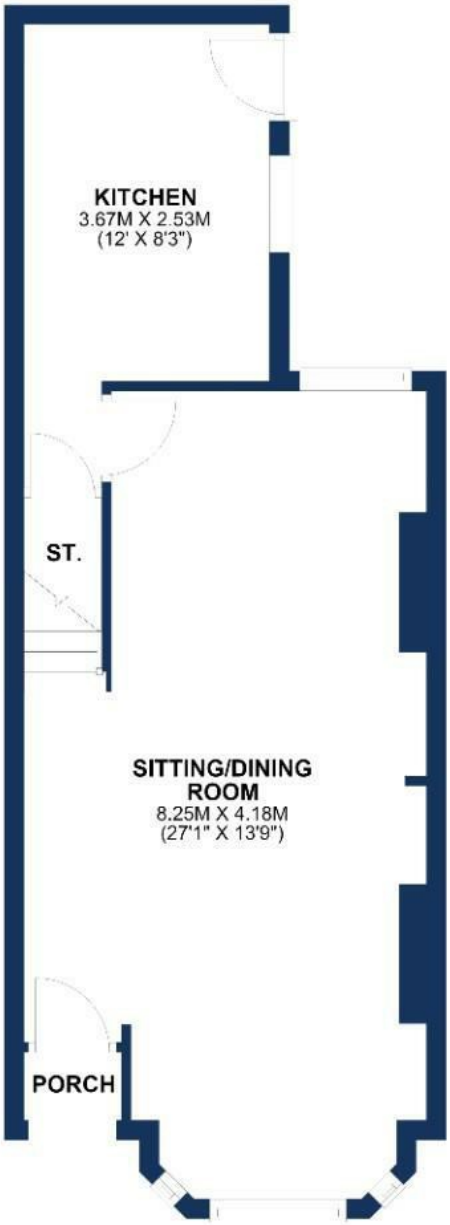






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GROUND FLOOR
APPROX. 42.4 SQ. METRES (456.2 SQ. FEET)



FIRST FLOOR
APPROX. 40.5 SQ. METRES (436.4 SQ. FEET)



TOTAL AREA: APPROX. 82.9 SQ. METRES (892.6 SQ. FEET)

Floorplan for illustrative purposes only

HALE BARNS
292 HALE ROAD, HALE BARNS
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNS@IANMACKLIN.COM

HALE
OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY
385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM