

John N
Hilditch & Co



**42 BOLD STREET, ALTRINCHAM
CHESHIRE, WA14 2ER**

OCCUPYING AN EXTREMELY CONVENIENT CENTRAL LOCATION
WITHIN WALKING DISTANCE OF BOTH HALE AND ALTRINCHAM A
WELL PRESENTED BAY FRONTED TWO BEDROOMED VICTORIAN
TERRACED PROPERTY.

£217,750

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333

DESCRIPTION

Well maintained and upgraded by our clients over recent years, this bay fronted two bedroomed house offers well planned accommodation spread over two floors. Briefly the gas centrally heated and double glazed accommodation comprises a porch, hallway, two good sized reception rooms, a refitted kitchen with shaker style units, whilst at first floor level are two double bedrooms and a well proportioned bathroom with refitted contemporary white suite with bath and separate shower. Externally are the gardens and courtyard as described overleaf.

Bold Street is characterised by a mixture of two and three bedroomed Victorian terraced properties and is set within walking distance of both Hale and Altrincham. The area generally is well served by local amenities being within ten minutes drive of the urban motorway network and International Airport. Hale's fashionable village with its range of restaurants and shops is complemented by Altrincham's busy market town centre and Metrolink services into Manchester.

DIRECTIONS

Proceeding along the main Hale Road in the direction of Altrincham proceed over the hump back railway bridge, past Brown Street, Bold Street will then be the next turning on the left which takes you into the one way system, and the property will be found on the right hand side as you go down Bold Street.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

PORCH

with outside light. Solid hardwood front door with opaque glass inset, leading to entrance hallway.

ENTRANCE HALLWAY 3.65 X 1.07 (11'11" X 3'6")

with staircase to first floor and landing. Moulded ceiling cornice. Burglar alarm controls.

LOUNGE (FRONT) 4.13 X 3.34 (13'6" X 10'11")

with hole in the wall fireplace feature with quarry tiles. Upvc Victorian angular bay window with fitted window blinds. Double leaf radiator. Television point. Meter cupboard. Telephone point. Moulded ceiling cornice. Picture rail.

DINING ROOM 4.07 X 3.5 (13'4" X 11'6")

double leaf radiator. Window overlooking rear courtyard.

SMALL INNER HALLWAY

giving access to kitchen.

KITCHEN 3.92 X 2.72 (12'10" X 8'11")

refitted with a range of shaker style units comprising 1 bowl stainless steel sink unit with a range of base cupboards, drawers, matching eye level cupboards and heat resistant working surfaces. Built-in Baumatic stainless steel oven, four ring stainless steel hob and matching canopy. Plumbing and space for washing machine. Space for refrigerator and freezer. Partly tiled walls. Ceramic tiled floor. Double leaf radiator.

USEFUL UNDERSTAIRS STORAGE CUPBOARD

Staircase from main hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 4.24 X 1.66 (13'11" X 5'5")

with loft access.

BEDROOM ONE 4.27 X 3.44 (14'0" X 11'3")

with original cast iron fireplace. Central heating radiator.

BEDROOM TWO 3.96 X 2.76 (13'0" X 9'0")

double leaf radiator.

BATHROOM 3.9 X 2.64 (12'9" X 8'8")

refitted with a contemporary white suite comprising low level wc, pedestal wash basin, oval shaped bath in a tiled surround. Fully tiled and enclosed shower cubicle with thermostatic shower. Double leaf radiator. Original cast iron fireplace. Wood effect floor covering.

EXTERNALLY

To the front are small neatly maintained gardens whilst to the rear is an enclosed flagged courtyard with pedestrian right of way beyond. There is a small gravelled area contained with the courtyard style garden.

SERVICES:

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

TENURE:

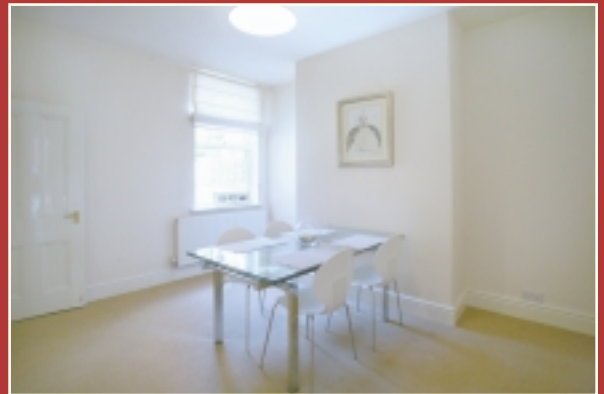
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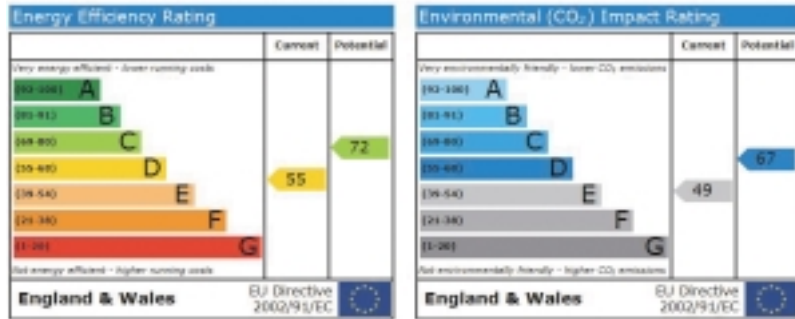
Trafford Borough Council. Council Tax Band ' ' :

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.





GROUND FLOOR
APPROX. FLOOR
AREA 41.5 SQ.M.
(447 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.4 SQ.M.
(435 SQ.FT.)

BOLD STREET, HALE
TOTAL APPROX. FLOOR AREA 81.9 SQ.M. (882 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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