John N Hilditch & Co

29 BYROM STREET, ALTRINCHAM, CHESHIRE, WA14 2EN

SET ON ONE OF ALTRINCHAM'S MOST POPULAR ROADS A WELL PRESENTED TWO BEDROOMED BAY FRONTED TERRACED HOUSE WITH THE UNDOUBTED POSSIBILITY TO CONVERT THE EXISTING CELLARS.

£217,500

162/164 Ashley Road, Hale, Cheshire WA15 9SF
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DESCRIPTION

Occupying arguably one of the most popular locations in Altrincham this two bedroomed bay fronted house offers well planned accommodation spread over two floors. Briefly the gas centrally heated and double glazed accommodation comprises an entrance porch, hallway, lounge, dining room, kitchen. At first floor level are two double bedrooms and a stylishly re-fitted bathroom. At lower ground floor level are unconverted cellars which could be added to the existing living accommodation.

Byrom Street is characterised by a mixture of two, and three bedroomed bay fronted terraced houses and is set within walking distance of both Altrincham and Hale. Hale's fashionable village with its range of shops and restaurants is complemented by Altrincham with its busy market town centre and regular Metrolink services into Manchester. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed across the level crossing bearing immediately right into Bath Street. Continue to the end of Bath Street turning right into Byrom Street where the property will be found at the top end on the right hand side.

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

RECESSED PORCH

ENTRANCE HALLWAY 3.74 X 1 (12'3" X 3'3")

with attractive stripped polished floorboarding. Single radiator. Moulded ceiling cornicing and plasterwork. Staircase to first floor and landing.

PRINCIPAL LIVING AREAS

LOUNGE (FRONT) 4.8 X 3.25 (15'9" X 10'8")

the focal point of which is an attractive carved timber fireplace surround with cast iron inset with antique tiled finish to either side incorporating a coal effect gas fire. Double glazed angular bay window. Double leaf radiator. Moulded ceiling cornicing. Central ceiling rose. Attractive stripped polished floorboarding which runs through into the dining room.

DINING ROOM 4.65 X 3.72 (15'3" X 12'2")

single radiator. Picture window overlooking the rear courtyard with additional roof light.

SMALL INNER VESTBULE

with staircase to lower ground floor and cellars.

KITCHEN 3.4 X 2.5 (11'2" X 8'2")

fitted with a range of units comprising single drainer stainless steel sink unit with base cupboards, drawers, matching eye level cupboards, heat resistant work top and breakfast bar. Built-in stainless steel Siemens oven, four ring stainless steel hob with matching canopy. Integrated dishwasher. Space for refrigerator and freezer. Partly tiled walls. Recessed downlighters. Wall mounted gas fired central heating boiler.

Staircase from inner hallway to lower ground floor and cellar.

LOWER GROUND FLOOR & CELLAR

Beneath 29 Byrom Street are well proportioned cellars which if appropriate could be converted to provide additional living space.

MAIN CELLAR CHAMBER 4.25 X 3.2 (13'11" X 10'6")

NB: TO INCORPORATE THIS AREA AS USEABLE LIVING SPACE THE CELLARS WILL REQUIRE TANKING/DAMP PROOFING.

Staircase to first floor and landing.

FIRST FLOOR & LANDING

LANDING 4.6 X 1.5 (15'1" X 4'11")

with loft access.

BEDROOM ONE (FRONT) 3.85 X 4.31 (12'7" X 14'2")

single radiator. Upvc double glazed picture window.

BEDROOM TWO 3.12 X 4 (10'3" X 13'1")

with additional loft hatch. Single radiator. Double glazed picture window overlooking the rear courtyard.

BATHROOM 3.5 X 2.45 (11'6" X 8'0")

stylishly re-fitted with a Victorian style suite comprising large rectangular wash basin, low level wc, standalone ball and claw roll top bath with mixer tap and telephone style shower attachment. Fully tiled walk-in thermostatic shower with Victorian style fitments and tinted shower door. Wood effect floor covering. Recessed downlighters.

EXTERNALLY

REAR COURTYARD

attractively laid out with gravelled area also suitable for barbecues etc. with a pedestrian right of way which runs beyond the rear boundary externally in what was probably previously an outside wc is a UTILITY ROOM with plumbing for washer and dryer.

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 ' '

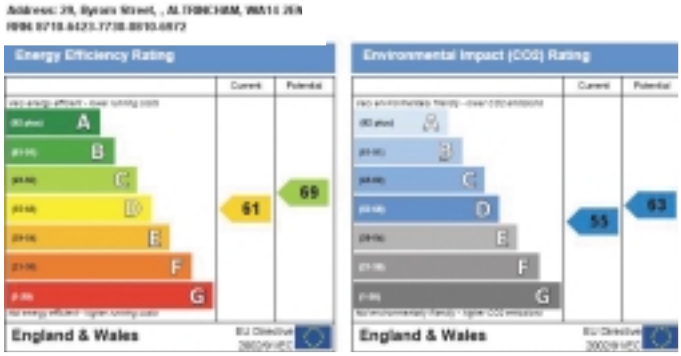
VACANT POSSESSION UPON COMPLETION

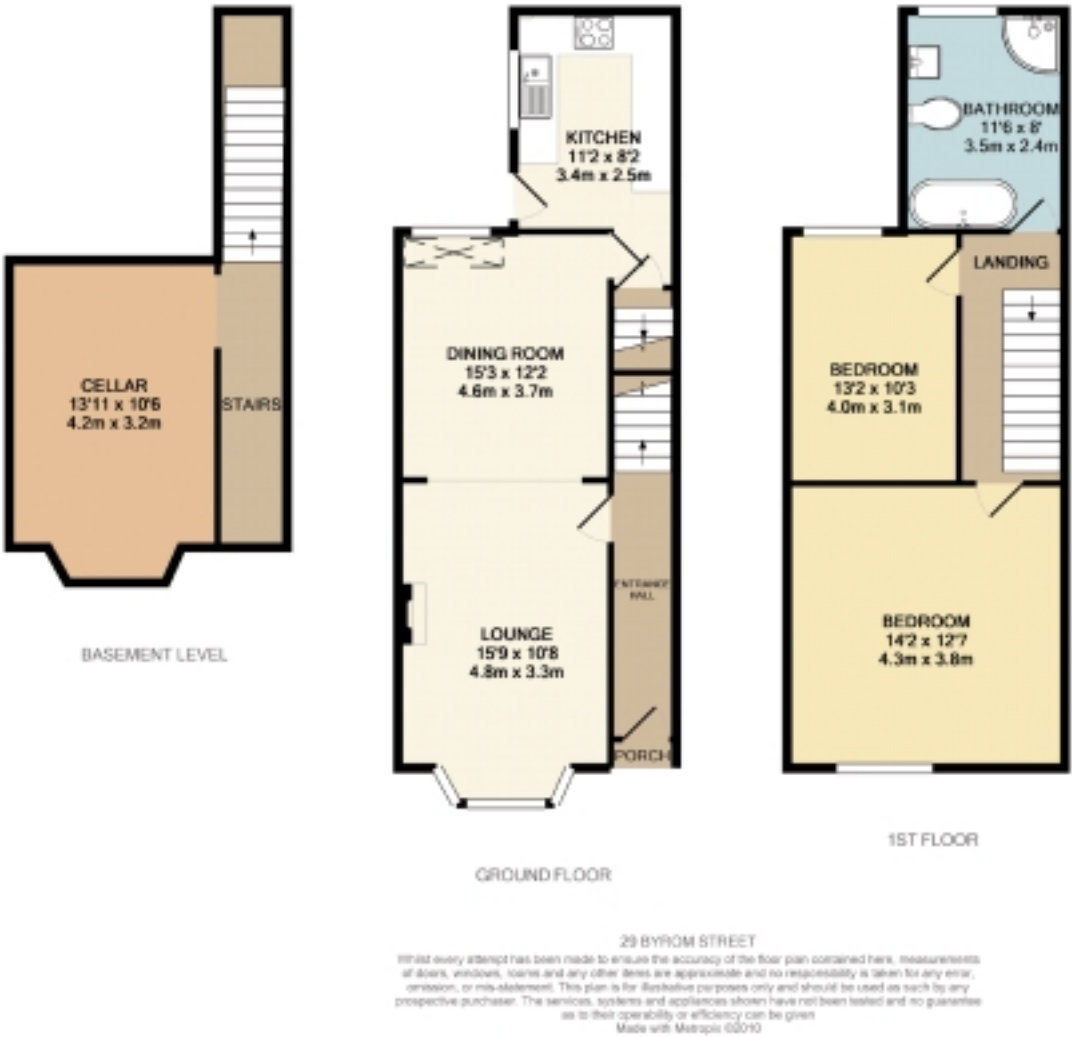
VIEWING:

By appointment through the Agent.

www.jhilditch.com

Independent Estate Agents





FLOOR PLANS

Not to Scale. For Illustration purposes only.

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