

## 18 HART STREET | ALTRINCHAM

OFFERS OVER £475,000

A spacious and beautifully presented late Victorian end terraced family home positioned in an ever popular locality within walking distance of Altrincham town centre and the Metrolink stations at Navigation Road and Altrincham. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room to the front plus separate dining room towards the rear opening onto an impressive kitchen, converted cellar with adjacent cloakroom/WC, master bedroom with en-suite shower room/WC plus 2 further bedrooms serviced by the family bathroom/WC. Off road parking to the front and courtyard garden to the rear. Viewing is highly recommended.

POSTCODE: WA14 1JW

## DESCRIPTION

Hart Street forms part of a popular residential locality containing terraced houses mainly of similar age and varying design combining to create an attractive setting. Approximately 1/4 mile distant is the shopping centre of the market town of Altrincham with its highly popular market hall containing a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

The accommodation is beautifully presented throughout and a recessed porch leads onto the welcoming entrance hall and positioned towards the front of the property is a separate bay fronted sitting room opening onto the dining room towards the rear. The dining room has a focal point of a raised fireplace with stone hearth and double doors provide access onto the courtyard garden and an archway leads onto the impressive fitted kitchen. The kitchen is designed by Wells & Hewitt and with a range of integrated appliances. There is also a door providing access to the courtyard garden. From this open plan area there is access to the cellars which have been converted to create a further sitting room or fourth bedroom and benefitting from adjacent cloakroom/WC and a small utility area.

To the first floor the master bedroom benefits from fitted wardrobes and an adjacent en-suite shower room/WC. There are two further bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is gated access to a courtyard garden with adjacent driveway providing off road parking whilst to the rear is a courtyard garden.

A superbly proportioned and presented home where viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Composite front door. Laminate wood flooring. Ceiling cornice. Recessed low voltage lighting. Stairs to first floor. Radiator.

#### LIVING ROOM

**14'6" x 14'4" (4.42m x 4.37m)**

PVCu double glazed bay window to the front. Two radiators. Ceiling cornice. Television aerial point. Telephone point. Laminate flooring. Opening to:

#### DINING ROOM

**16'7" x 12'4" (5.05m x 3.76m)**

With a focal point of a raised fireplace with stone hearth. PVCu double glazed double doors provide access to the rear courtyard garden. Laminate flooring. Recessed low voltage lighting. Two radiators. Opening to:

#### KITCHEN

**11'5" x 10'0" (3.48m x 3.05m)**

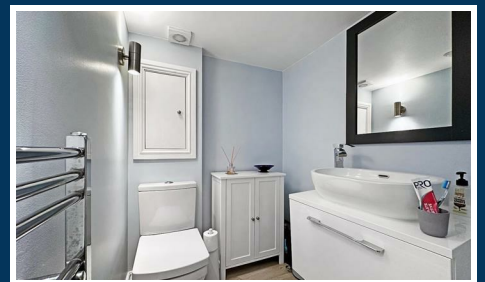
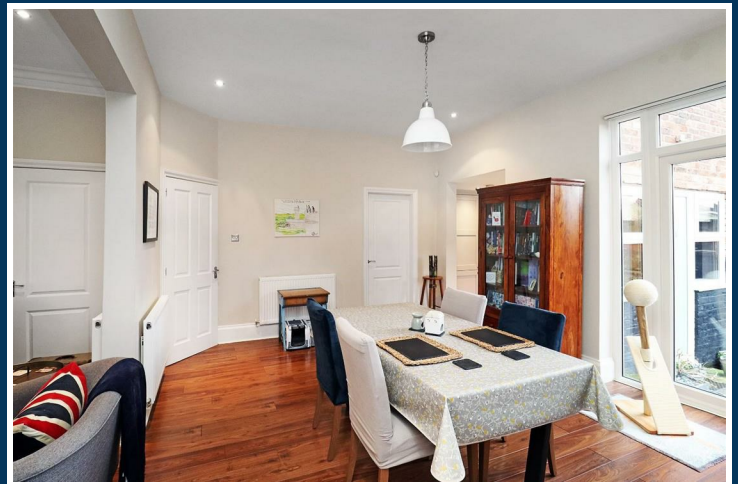
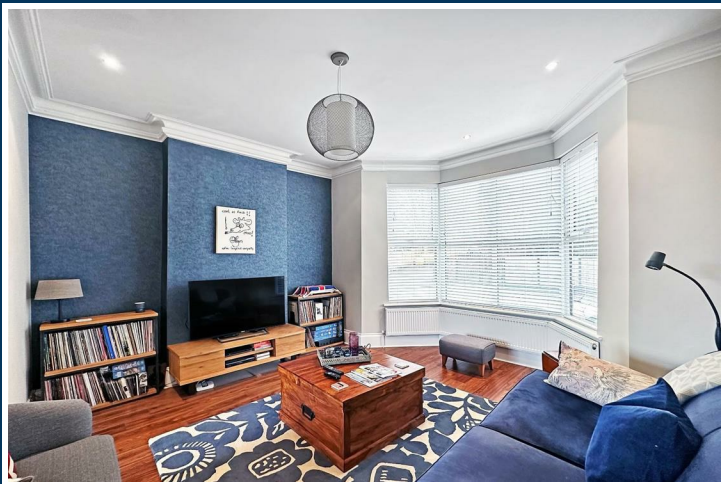
Fitted with an inframe natural wood bespoke kitchen by Wells & Hewitt with 30mm solid quartz work surfaces over incorporating a twin bowl porcelain sink unit. Integrated double oven/grill plus microwave, fridge freezer and dishwasher. Two PVCu double glazed windows to the side and composite door provide access to the courtyard garden. Recessed low voltage lighting. Radiator. Vinyl tiled floor.

#### CELLARS

#### SITTING ROOM

**13'7" x 12'0" (4.14m x 3.66m)**

A versatile room that could be used as a sitting room or fourth bedroom with opaque PVCu double glazed window to the front. Radiator. Fitted storage plus additional storage cupboard housing combination gas central heating boiler. Extractor fan.



## HALLWAY

With utility area providing plumbing for washing machine and space for dryer. Fitted carpet.

## CLOAKROOM

With WC and vanity wash basin. Laminate flooring. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR

### LANDING

Spacious landing with loft access hatch with pull down ladder to part boarded loft space with light. Radiator.

### BEDROOM 1

13'7" x 12'4" (4.14m x 3.76m)

With dual aspect PVCu double glazed window. Radiator. Fitted wardrobes by Sharps. Radiator.

### EN-SUITE

11'1" x 4'8" (3.38m x 1.42m)

With a contemporary white suite with chrome fittings comprising tiled shower cubicle, WC and pedestal wash hand basin. Part tiled walls. Tiled floor. Underfloor heating. Period style radiator with heated towel rail. PVCu double glazed window to the side. Extractor fan.

### BEDROOM 2

11'4" x 10'5" (3.45m x 3.18m)

With PVCu double glazed window to the front. Radiator.

### BEDROOM 3

8'9" x 7'11" (2.67m x 2.41m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

11'2" x 5'4" (3.40m x 1.63m)

White suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Period style radiator with heated towel rail. Laminate flooring. Velux window to the rear.

## OUTSIDE

To the front of the property the gated courtyard garden has an adjacent driveway providing off road parking. Towards the rear is a courtyard garden accessed via the dining room and kitchen and there is a storage shed with light and external water feed and power point.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

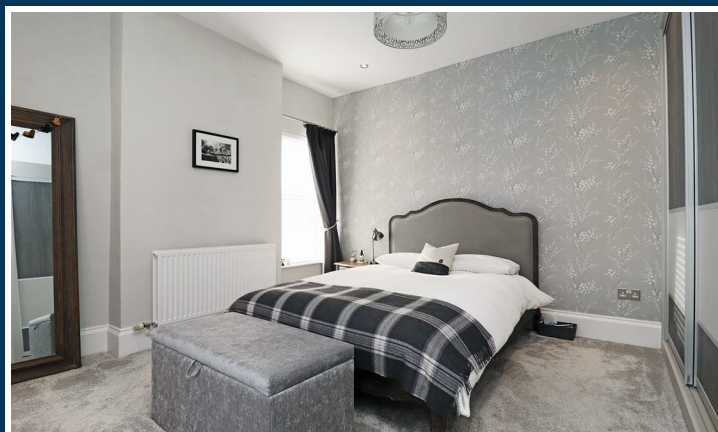
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## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 56.1 SQ. METRES (603.6 SQ. FEET)

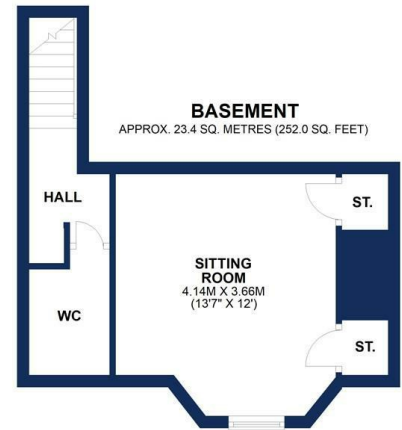


### FIRST FLOOR

APPROX. 53.9 SQ. METRES (580.2 SQ. FEET)



APPROX. 133.4 SQ. METRES (1435.8 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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