



107 BYROM STREET | ALTRINCHAM

OFFERS OVER £375,000

\*\*\*NO ONWARD CHAIN\*\*\*

A superbly proportioned and well presented period terraced house set within this ever popular location just a few hundred yards from the village of Hale and a short distance from Altrincham town centre. The accommodation briefly comprises dining room with feature fireplace, sitting room with French windows opening onto the rear courtyard, fitted kitchen with integrated appliances, two double bedrooms and modern bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing.



**POSTCODE: WA14 2EL**

## DESCRIPTION

Byrom Street remains one of the most popular positions in this sought after location just a few hundred yards from the village of Hale with its range of individual shops, restaurants, wine bars and railway station. Just a little further to the north is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and Metrolink station providing a commuter service into Manchester.

This attractive period terraced house is set back from the carriageway and the superbly proportioned interior is enhanced by the addition of gas fired central heating and PVCu double glazing.

Approached beyond a walled garden, the well presented accommodation includes a spacious dining room positioned at the front with the focal point of an attractive cast iron fireplace set upon a polished granite hearth. Toward the rear a generous sitting room benefits from French windows which open onto the private rear courtyard and the adjoining fitted kitchen features a range of integrated appliances.

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

Externally there is a paved walled garden to the front and partially walled courtyard at the rear.

In addition, permit parking is available with support from Trafford Council.

## ACCOMMODATION

### GROUND FLOOR

#### DINING ROOM

**12'10" x 10'5" (3.91m x 3.18m)**

Panelled/glazed hardwood front door with fan light window above. Cast iron fireplace and polished granite hearth. PVCu double glazed bow window to the front. Laminate wood flooring. Coved cornice. Radiator.

#### SITTING ROOM

**13' x 12'10" (3.96m x 3.91m)**

Staircase to the first floor. PVCu double glazed French windows to the rear. Tiled floor. Radiator.

#### KITCHEN

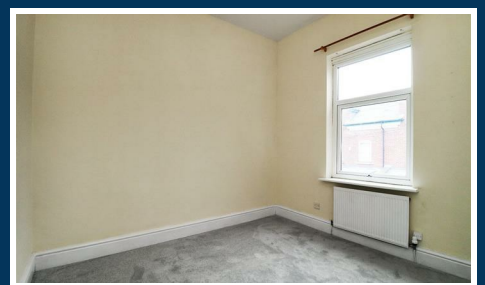
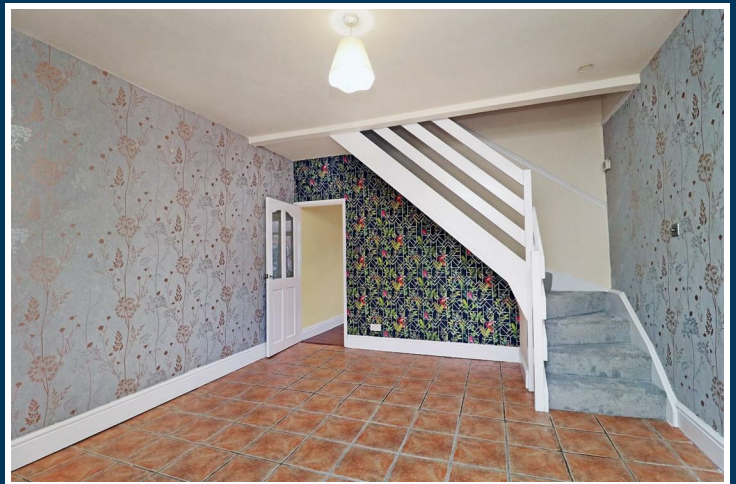
**14'1" x 5'6" (4.29m x 1.68m)**

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and circular stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel cooker hood above and dishwasher. Recess for a fridge/freezer and automatic washing machine. Wall mounted gas central heating boiler. PVCu double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Radiator.

### FIRST FLOOR

#### LANDING

Loft access hatch. Dado rail.



## BEDROOM ONE

12'10" x 10'5" (3.91m x 3.18m)

PVCu double glazed window to the front. Radiator.

## BEDROOM TWO

9'10" x 9'8" (3.00m x 2.95m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM/WC

10'1" x 5'6" (3.07m x 1.68m)

Fitted with a modern white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC all set within tiled surrounds. Corner enclosure with panelled walls and thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Tiled floor. Recessed low-voltage lighting. Chrome heated towel rail.

## OUTSIDE

Permit parking.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

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

## COUNCIL TAX

Band C

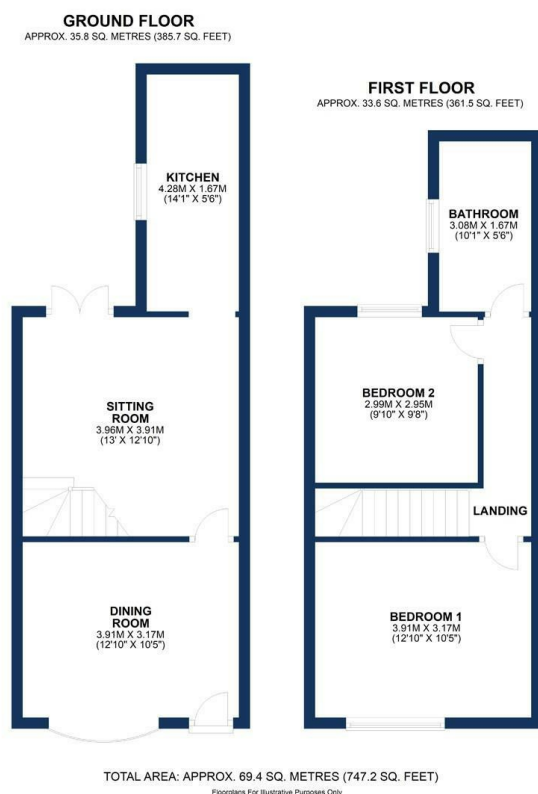
## NOTE

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



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