



## 3 HUXLEY STREET | ALTRINCHAM

£275,000

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

A period terraced property in a popular residential location adjacent to the award winning town centre of Altrincham. The accommodation briefly comprises enclosed porch, dining room with feature fireplace, inner hall, sitting room with under-stair storage cupboard, fitted kitchen with access to the rear, two double bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Walled rear courtyard. Local shops available on Sinderland Road and a short distance from Navigation Road Metrolink station.



**POSTCODE: WA14 5EY**

## DESCRIPTION

This period terraced house is set back from the carriageway and the location is ideal being within the catchment area of highly regarded primary and secondary schools, well placed for access to Waitrose supermarket and the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. Importantly the Metrolink station at Navigation Road provides a commuter service into Manchester city centre and the surrounding areas.

The accommodation is approached beyond an enclosed porch which opens onto a well proportioned dining room with the focal point of a period style fireplace surround and living flame gas fire. An inner hallway with stairs to the first floor also leads onto the spacious sitting room and the adjacent fitted kitchen provides access to the private rear courtyard.

At first floor level the excellent primary bedroom benefits from a built-in closet alongside a further double bedroom and bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the aforementioned walled courtyard is ideal for entertaining during the summer months.

## ACCOMMODATION

### GROUND FLOOR: ENCLOSED PORCH

Hardwood front door with fan light above. Hardwood opaque glazed/panelled door with matching transom light above to:

### DINING ROOM

**13'4" x 10'7" (4.06m x 3.23m)**

Period style fireplace surround with marble insert and coal effect/living flame gas fire set upon a marble hearth. PVCu double glazed window to the front. Natural wood flooring. Radiator.

### INNER HALL

Staircase to the first floor.

### SITTING ROOM

**13'4" x 12'10" (4.06m x 3.91m)**

Under-stair storage cupboard with light and power supplies. PVCu double glazed window to the rear. Radiator.

### KITCHEN

**13'1" x 7'3" (3.99m x 2.21m)**

Fitted with matching wall and base units beneath natural wood work-surfaces and Belfast sink with mixer tap and tiled splash-back. Recess for a cooker and automatic washing machine. Opaque glazed/panelled door to the rear. PVCu double glazed window to the rear. Roof light. Tiled floor. Extractor fan. Radiator.

### FIRST FLOOR: LANDING

Loft access hatch. Radiator.



## BEDROOM ONE

13'4" x 10'4" (4.06m x 3.15m)

Built-in closet with hanging rail. PVCu double glazed window to the front. Natural wood flooring. Radiator.

## BEDROOM TWO

13' x 7'3" (3.96m x 2.21m)

PVCu double glazed window to front. Natural wood flooring. Radiator.

## BATHROOM/WC

9'8" x 5'11" (2.95m x 1.80m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin with mixer tap and low-level WC all set within tiled surrounds. Storage cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Wood effect flooring. Recessed low-voltage lighting. Chrome heated towel rail.

## OUTSIDE

Private walled courtyard at the rear.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

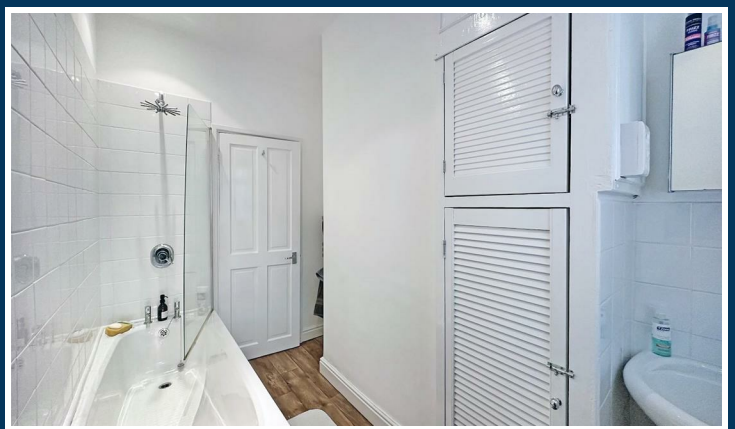
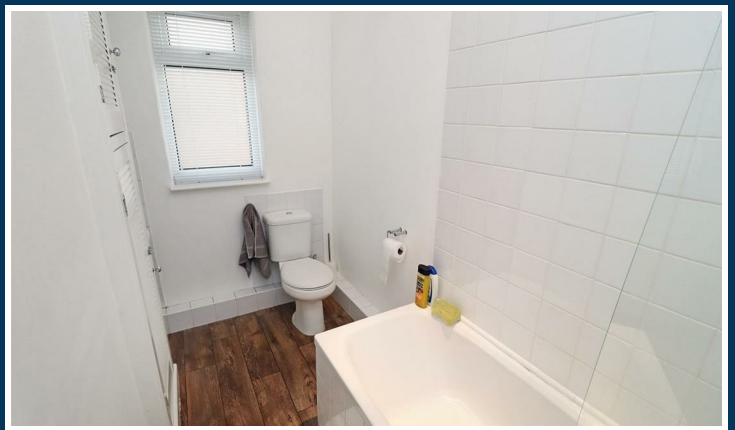
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

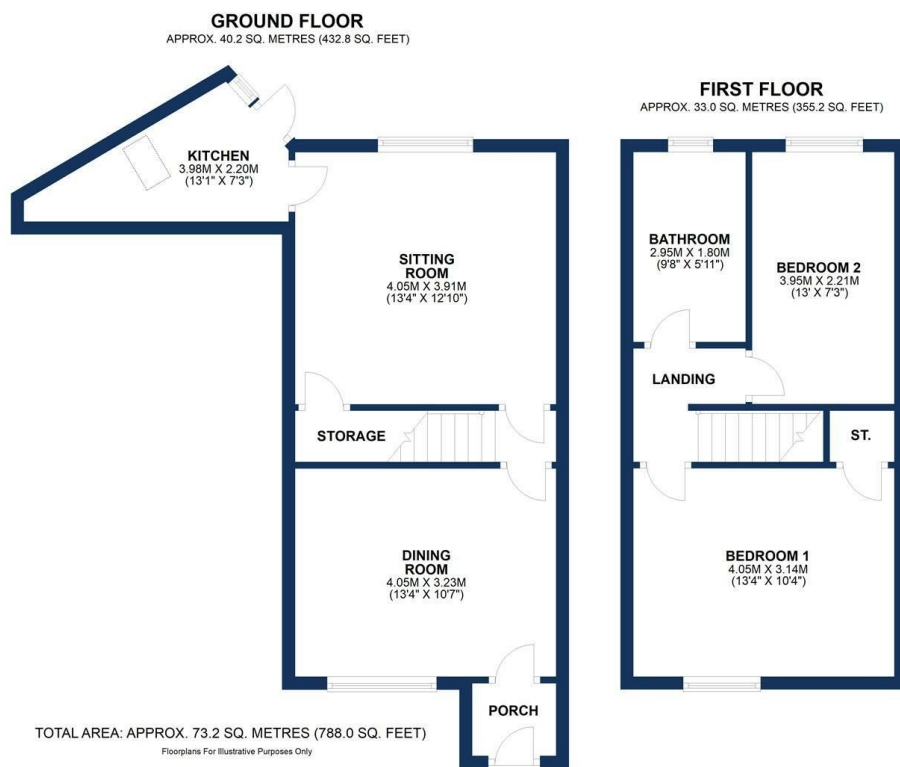
Band A.

## NOTE

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



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