



26 NEW STREET | ALTRINCHAM

£295,000

A period terraced house in a highly sought after location adjacent to the award winning town centre of Altrincham and presenting an ideal opportunity to re-model to individual taste. The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen with access to the courtyard garden, double bedroom with en suite bathroom/WC and two further bedrooms. Permit parking.



**POSTCODE: WA14 2QS**

## DESCRIPTION

This spacious period terraced house forms part of a highly favoured locality ideally placed adjacent to the town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including independent retailers and informal dining options. The Metrolink provides a commuter service into Manchester and the property is also well placed for access to the surrounding network of motorways and Manchester Airport.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and although in need of refurbishment, offers a great deal of potential and a superb opportunity to remodel to individual taste.

Approached beyond an entrance hall with staircase to the first floor and positioned at the front, there is a sitting room with period style fireplace surround. Toward the rear a well proportioned dining room with feature fireplace leads onto a kitchen which in turn provides access to the private rear courtyard. In addition there is an external WC.

At first floor level the excellent primary bedroom benefits from a generous en suite bathroom/WC and there are two further bedrooms which were originally one double bedroom.

Double glazing has been installed together with a hot water system.

Externally there is a walled courtyard with gated access to the rear and permit parking is also available.

## ACCOMMODATION

### GROUND FLOOR: ENTRANCE HALL

Opaque glazed/panelled front door. Staircase to the first floor.

### SITTING ROOM

**12'2" x 10'7" (3.71m x 3.23m)**

Period style fireplace surround and tiled hearth. Fitted cupboards with shelving. Timber framed double glazed window to the front.

### DINING ROOM

**14'4" x 11'1" (4.37m x 3.38m)**

Tiled fireplace surround and matching hearth. Built-in cupboard with shelving. Under-stair storage cupboard. Timber framed double glazed window to the rear.

### KITCHEN

**9'3" x 6'11" (2.82m x 2.11m)**

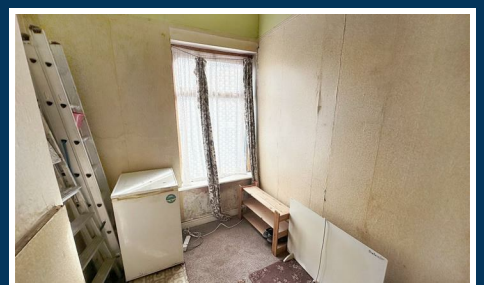
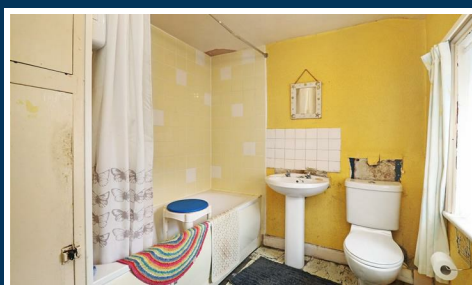
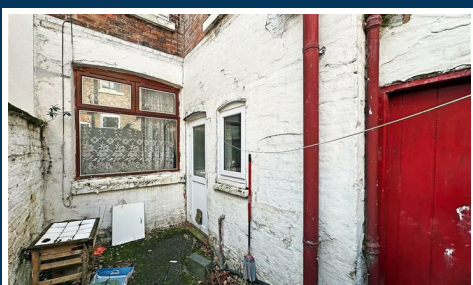
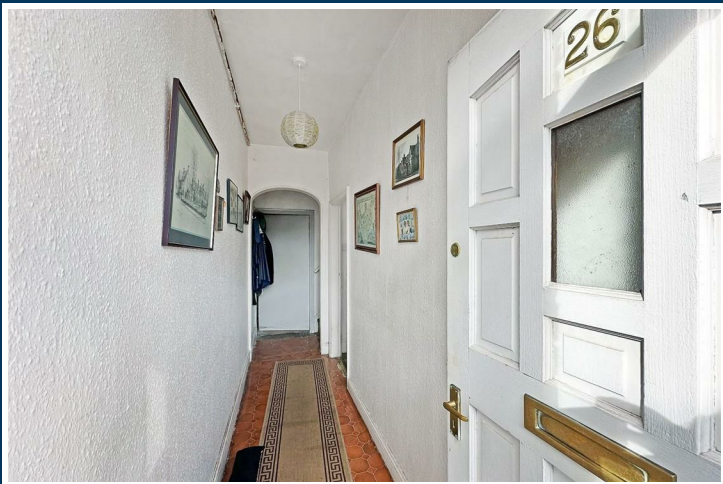
Stainless steel drainer sink. Space for cooker, fridge and automatic washing machine. Opaque PVCu double glazed/panelled door to the side. PVCu double glazed window to the side.

### EXTERNAL WC

Accessed from the courtyard and fitted with a low-level WC.

### FIRST FLOOR: LANDING

Providing access to each of the bedrooms.



## BEDROOM ONE

14'3" x 14'2" (4.34m x 4.32m)

Built-in wardrobe with sliding doors and hanging rail. PVCu double glazed window to the rear.

## EN SUITE BATHROOM/WC

9'3" x 6'11" (2.82m x 2.11m)

Fitted with a white/chrome suite comprising panelled bath set within tiled surrounds and electric shower over, pedestal wash basin and low-level WC. Airing cupboard with shelving and housing the hot water cylinder. Opaque PVCu double glazed window to the side.

## BEDROOM TWO

12'2" x 6'11" (3.71m x 2.11m)

Timber framed double glazed window to the front.

## BEDROOM THREE

9'1" x 7'1" (2.77m x 2.16m)

Timber framed double glazed window to the front.

## OUTSIDE

Permit parking is in operation and supported by Trafford Council.

## SERVICES

Electricity, mains water and drainage are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

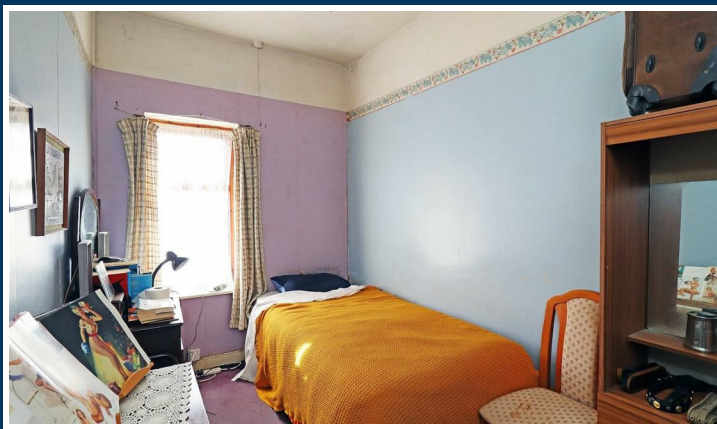
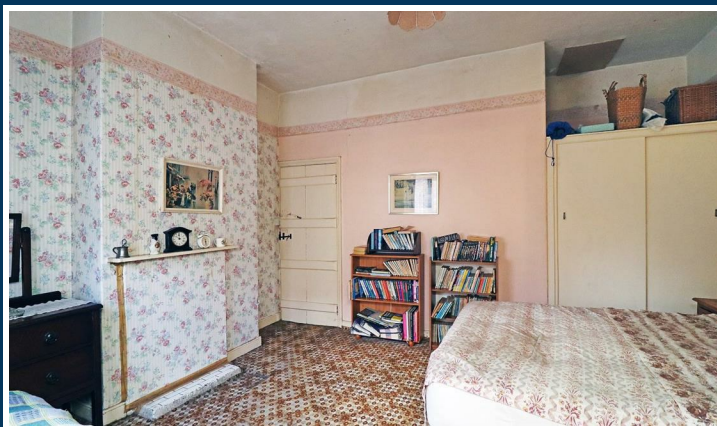
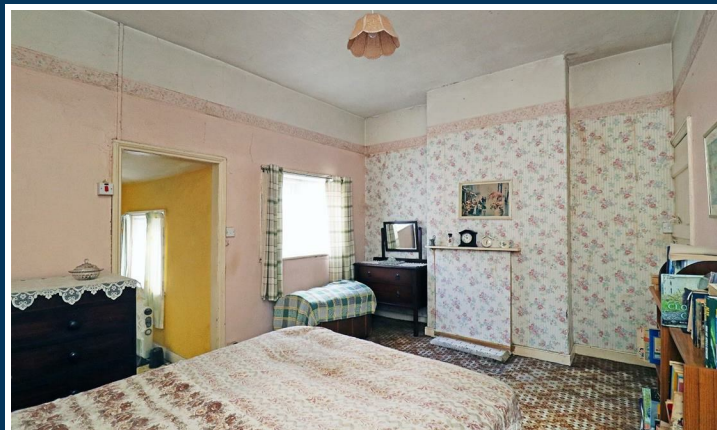
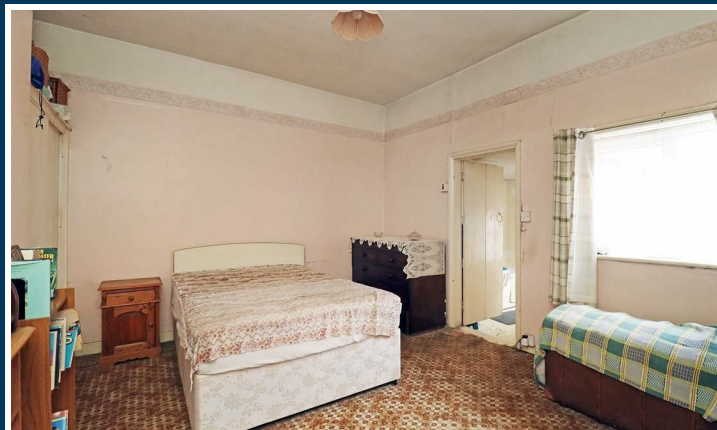
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D.

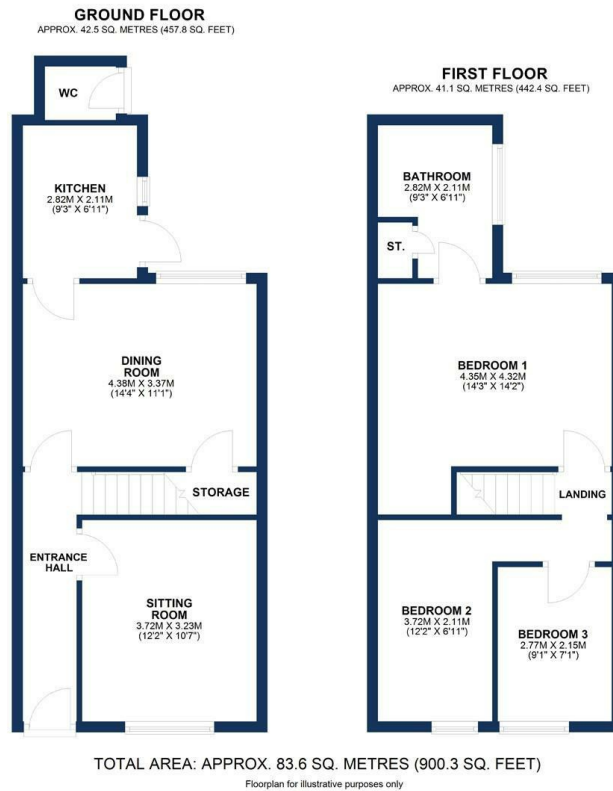
## NOTE

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



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