



96 BOLD STREET | ALTRINCHAM

£435,000

NO ONWARD CHAIN

An extended bay fronted Victorian terraced house with charming features of the period and generously proportioned throughout. Positioned adjacent to both the village of Hale and market town of Altrincham. The superbly presented accommodation briefly comprises entrance hall, sitting room with feature fireplace, rear dining room opening onto a full width fitted kitchen with integrated appliances, basement sitting room, two excellent double bedrooms and bathroom/WC. Superb rear courtyard with a westerly aspect. Gas fired central heating and double glazing. Permit parking.

POSTCODE: WA14 2ES

DESCRIPTION

Built in the latter part of the Victorian era this bay fronted terraced house forms part of a highly favoured locality ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the town of Altrincham with its highly popular Market House and Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools.

Typical of the era, it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings, panelled doors and decorative mouldings alongside modern enhancements such as gas fired central heating, PVCu double glazing and a well planned extension at the rear to create a full width kitchen.

Approached beyond an attractive entrance with traditional front door and fanlight window set within a brick archway, the accommodation is superbly presented and proportioned throughout. To the front there is a spacious living room with the focal point of a stunning period style fireplace surround and decorative tiled insert, whilst toward the rear a formal dining room opens onto a fitted kitchen with Shaker style units complemented by integrated appliances. In addition, there is access to the rear courtyard and internal door to the lower ground floor.

The basement has been converted by the previous owners to create an additional reception room and has been improved with the addition of built-in storage.

At first floor level there are two excellent double bedrooms and generous bathroom/WC with white suite, chrome fittings and separate shower enclosure. The loft space is accessed via a folding wooden ladder from the landing and benefits from carpeted flooring, plastered walls and ceilings, velux window and light and power supplies.

Externally the property stands in a slightly elevated position with a walled courtyard at the rear incorporating a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. Furthermore, a permit parking scheme is in operation with support from Trafford Council.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Hardwood front door with opaque glazed fanlight window above. Staircase to the first floor. Cornice. Picture rail. Corbels. Radiator.

LIVING ROOM

14'11" x 9'2" (4.55m x 2.79m)

Period style fireplace surround with decorative tiled insert and living flame/coal effect gas fire set up on a polished granite hearth. Timber framed bay window to the front. Cornice. Radiator.

DINING ROOM

14' x 9'11" (4.27m x 3.02m)

Breakfast bar. Laminate wood flooring. Radiator.

KITCHEN

12'8" x 10' (3.86m x 3.05m)

Fitted with Shaker style wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring gas hob with extractor/light above. Space for a fridge freezer. Recess for an automatic washing machine and slimline dishwasher. PVCu double glazed/panelled door to the rear. PVCu double glazed window to the rear. Velux window. Engineered wood flooring. Recessed LED lighting.

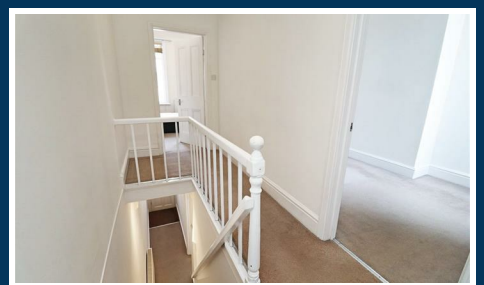
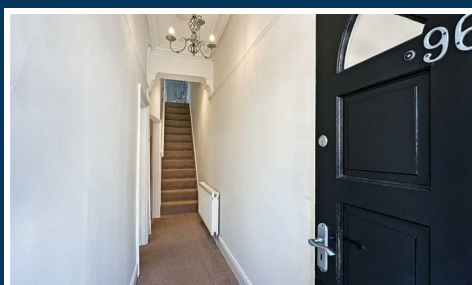
LOWER GROUND FLOOR: SITTING ROOM

14'6" x 8'11" (4.42m x 2.72m)

Fitted storage and shelving. PVCu double glazed window to the front. Tiled floor. Recessed low-voltage lighting. Radiator.

STORAGE AREA

Laminate wood flooring. Light and power supplies.



FIRST FLOOR: LANDING

Spindle balustrade. Loft hatch. Recessed LED lighting.

BEDROOM ONE

12'11" x 12'3" (3.94m x 3.73m)

Fitted with a four door range of oak effect wardrobes containing hanging rails and shelving. Two timber framed windows with secondary glazing to the front. Radiator.

BEDROOM TWO

12'4" x 7'9" (3.76m x 2.36m)

Timber framed double glazed window to the rear. Recessed low-voltage lighting. Radiator.

BATHROOM/WC

10' x 8'3" (3.05m x 2.51m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Tiled corner enclosure with electric shower. Airing cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Partially tiled walls. Tile effect flooring. Recessed LED lighting. Shaver point. Chrome heated towel rail.

LOFT SPACE

Accessed via a folding wooden ladder. Carpeted with plastered walls and ceilings. Velux window. Light and power supplies.

OUTSIDE

Gated access to the rear communal passageway.

Permit parking is available in conjunction with Trafford Council.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

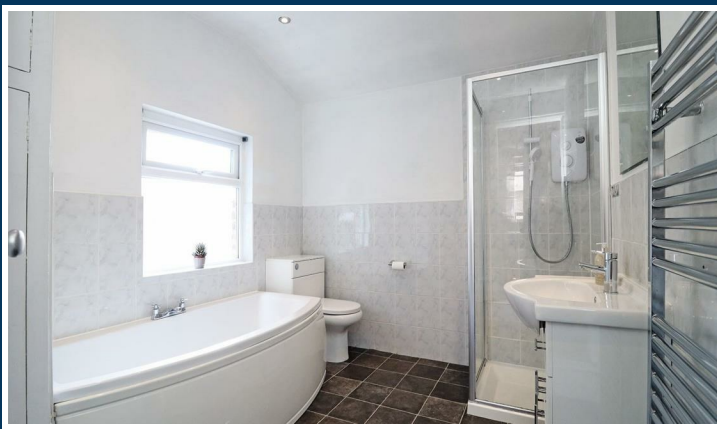
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £12.00 per annum. This should be verified by your Solicitor.

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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