



## 77 BOLD STREET | ALTRINCHAM

£550,000

A re-planned period end of terrace family house positioned adjacent to the fashionable village of Hale and award winning market town of Altrincham. Retaining much of the original character and charm. The well presented and superbly proportioned accommodation briefly comprises entrance hall, sitting room with stunning feature fireplace, dining room with glazed double doors opening onto the landscaped rear gardens, traditional style fitted kitchen with integrated appliances, lower ground floor double bedroom and en suite shower room/WC, three first floor bedrooms and modern bathroom/WC. Gas fired central heating and double glazing. Decked seating area and artificial lawn.



**POSTCODE: WA14 2ES**

## DESCRIPTION

This attractive period terraced house occupies an enviable position just a few hundred yards from the village of Hale with its range of individual shops, restaurants and wine bars and railway station. A little further to the north is the shopping centre of the Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and the Metrolink station provides a commuter service into Manchester.

The unusually spacious interior benefits from double glazing together with gas fired central heating and also retains many of the original period features including cast iron fireplaces, tall ceilings and panelled doors, all of which combines to create a superb family home.

The accommodation is approached beyond a recessed porch with hardwood front door and the entrance hall is enhanced by a revealed brick wall which continues seamlessly to the first floor. Natural wood flooring extends into an elegant sitting room with the focal point of a stunning period style fireplace whilst toward the rear a dining room provides access to the rear gardens and opens onto a traditional style fitted kitchen complemented by Corian work-surfaces and integrated appliances.

The lower ground floor is currently utilised as a cinema room although adaptable for a variety of uses including a double bedroom with en suite shower room/WC.

At first floor level the generously proportioned master bedroom features fitted furniture and a cast iron fireplace and a second double bedroom also benefits from fitted wardrobes. In addition there is a single bedroom and generous bathroom/WC fitted with a modern suite that includes a twin vanity wash basin.

Externally the delightful rear gardens are accessed via French windows from the dining room with steps down to an artificial lawn and raised decked seating area which is ideal for entertaining during the summer months.

Furthermore, a residents permit parking scheme is in operation.

## ACCOMMODATION

### GROUND FLOOR: RECESSED PORCH

Brick archway and panelled hardwood front door with decorative double glazing and transom light.

### ENTRANCE HALL

Revealed brick wall continuing with the staircase to the first floor. Natural wood flooring. Recessed LED lighting. Cornice and corbels. Radiator.

### SITTING ROOM

**14' x 10'6" (4.27m x 3.20m)**

Period style fireplace surround and cast iron fire with decorative tiled insert. Built-in display shelves with cupboards beneath flanking both sides of the chimney breast. Timber framed double glazed sash bay window to the front. Natural wood flooring. Cornice. Picture rail. Period style radiator.

### DINING ROOM

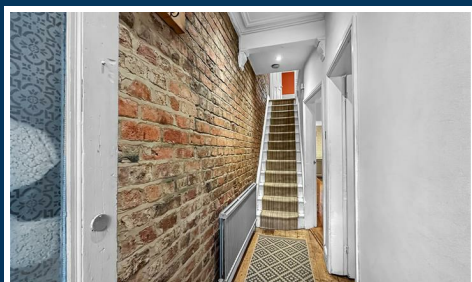
**14'1" x 13'10" (4.29m x 4.22m)**

Built-in dresser unit to the chimney breast recess. Panelled/double glazed hardwood French windows to the rear gardens. Hardwood flooring. Period style radiator. Opening to:

### KITCHEN

**9'5" x 8'4" (2.87m x 2.54m)**

Fitted with a range of painted wall and base units beneath Corian work-surfaces and under-mount stainless steel sink with mixer tap and tiled splash-back. Integrated appliances include a dishwasher and automatic washing machine. Recess for a wide range cooker with wide stainless steel chimney extractor hood above. Space for a fridge/freezer. Concealed wall mounted gas central heating boiler. Timber framed double glazed window to the rear. Hardwood flooring. Recessed LED lighting.



## LOWER GROUND FLOOR: BEDROOM FOUR

13'8" x 10'6" (4.17m x 3.20m)

PVCu double glazed window to the front. Radiator

## EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Panelled enclosure with thermostatic shower. Wood effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR: LANDING

Turned spindle balustrade and revealed brick wall. Access to the partially boarded loft space via a retractable ladder.

## BEDROOM ONE

12'8" x 12'5" (3.86m x 3.78m)

Cast iron fireplace flanked to both sides by fitted wardrobes containing hanging rails and shelving with cupboards above. Timber framed double glazed sash window to the rear. Natural wood flooring. Radiator.

## BEDROOM TWO

12'8" x 11'8" (3.86m x 3.56m)

Recess for a double bed flanked to both sides by fitted wardrobes containing hanging rails and shelving with cupboards above. Timber framed double glazed sash window to the front. Radiator.

## BEDROOM THREE

8'2" x 6'7" (2.49m x 2.01m)

Timber framed double glazed sash window to the front. Engineered wood flooring. Coved cornice. Radiator.

## BATHROOM/WC

8'5" x 8'1" (2.57m x 2.46m)

Fitted with a modern white/chrome suite comprising panelled bath with thermostatic shower and screen above, twin vanity wash basin with mixer taps and WC with concealed cistern all set within tiled surrounds. Opaque timber framed double glazed sash window. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## OUTSIDE

Secure covered access to the rear gardens.

Permit parking scheme.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

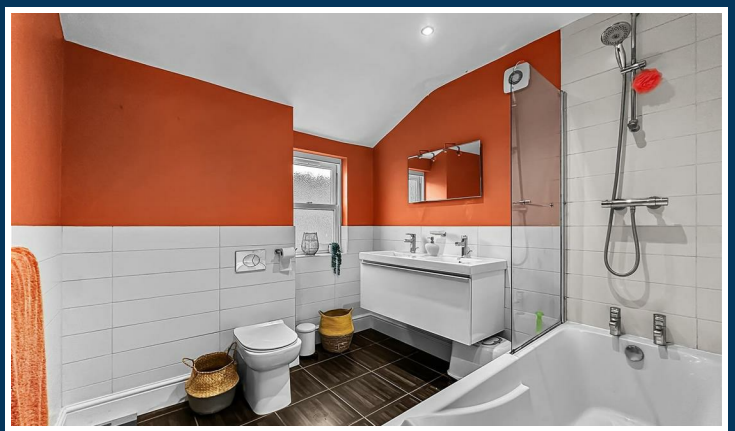
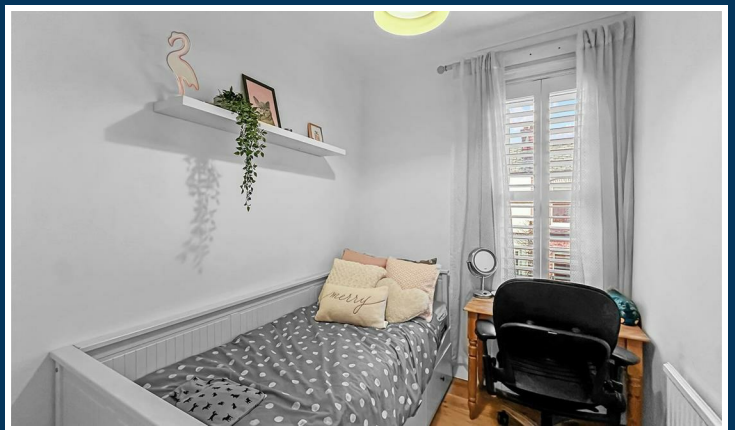
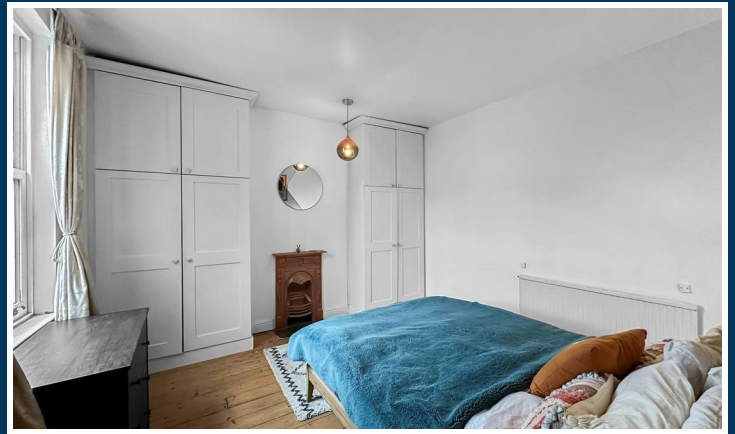
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

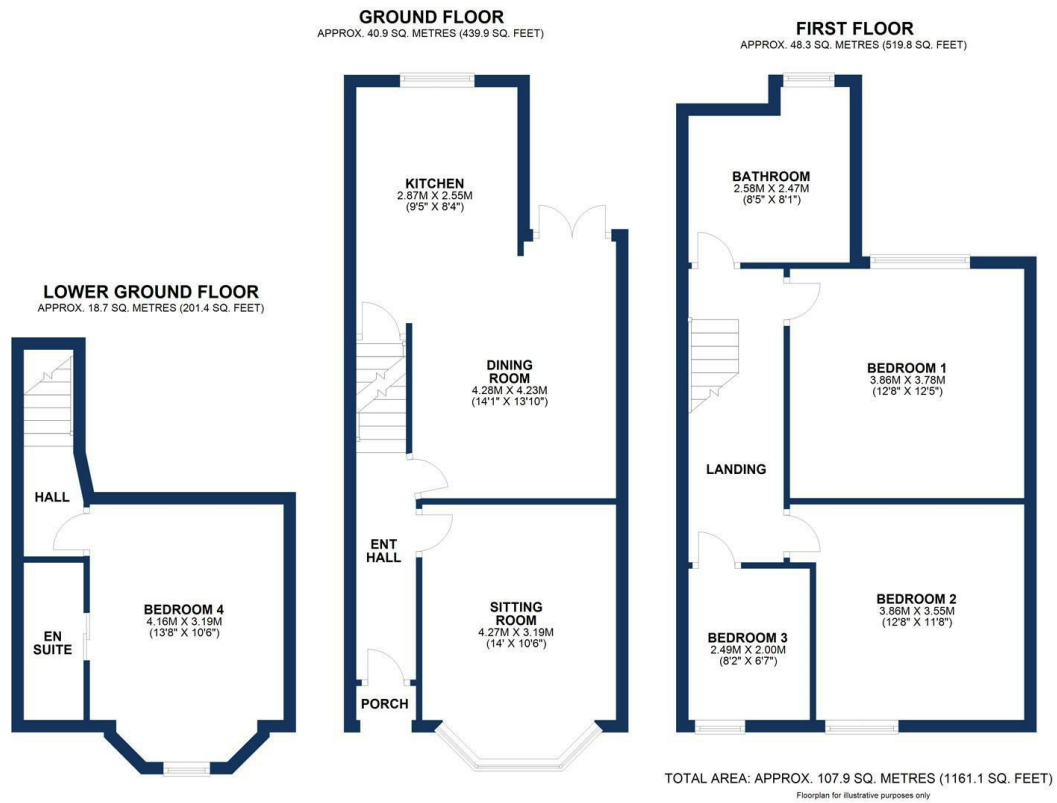
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## NOTE

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



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