



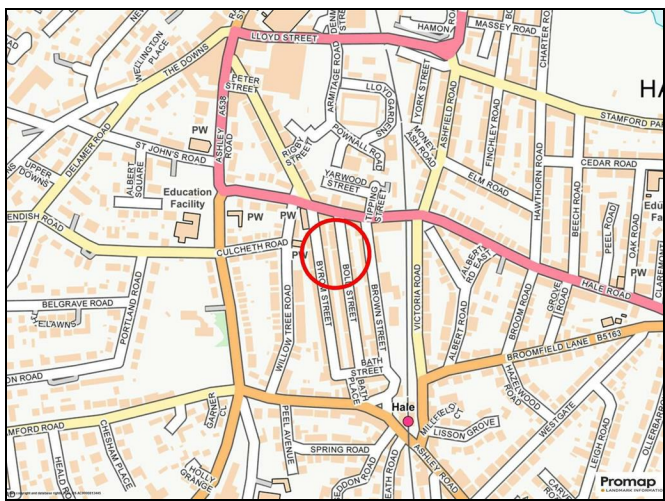
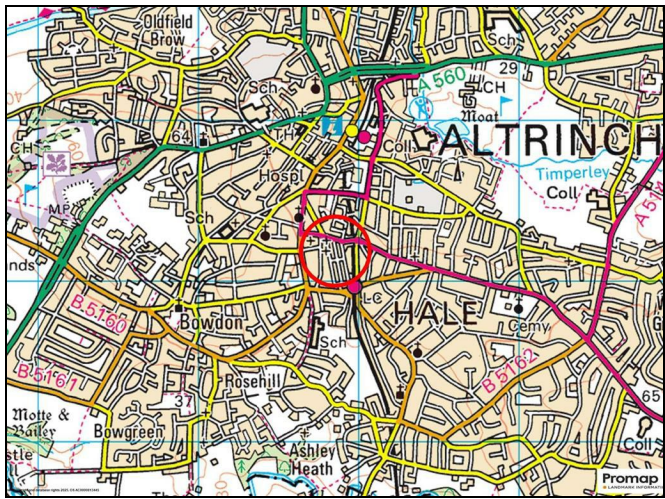
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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

28 Bold Street Altrincham, Cheshire, WA14 2ER



AN ATTRACTIVE PERIOD TERRACED PROPERTY LOCATED AMONG THE POPULAR 'B' STREETS WITHIN WALKING DISTANCE OF HALE AND ALTRINCHAM CENTRE. 905 SQFT

Hall. Lounge. Dining Room. Kitchen. Two Double Bedrooms. Bathroom. Courtyard Garden. Permit Parking. No Chain!

£380,000

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in detail



An attractive bay fronted Period Terraced property located among the highly popular 'B' Streets, walking distance to Hale Village with its range of fashionable shops, restaurants and bars and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink.

The well presented property is arranged over Two Floors with the accommodation extending to some 905 square feet, providing a Hall, Lounge, Dining Room and Kitchen to the Ground Floor and there are Two Double Bedrooms served by a Bathroom to the First Floor. Fibre internet is also installed.

Externally, there is an on street Resident's Permit Parking Scheme in place and to the rear, an enclosed West facing Courtyard Garden.

This property is offered for sale with no chain and could be moved into with the minimum of fuss.

Comprising:

Recessed Porch. Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards.

Lounge with angled bay window to the front elevation. To the chimney breast there is a cast iron fireplace feature with tiled hearth. Built in cabinets and display shelving to either side of the chimney breast recess. Built in meter cupboard. Stripped and stained floorboards.

Dining Room with window to the rear elevation overlooking the courtyard garden. Built in display cupboard and shelving to one side of the chimney breast recess. Stripped and stained floorboards.

Kitchen fitted with a range of base and eye level units with solid wood worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over and tiled splashback. Appliance's to be included are a freestanding cooker, fridge freezer, dishwasher and integrated washing machine. Window to the side elevation and a door provides access to the same. Tiled floor. Wall mounted gas central heating boiler. Access to useful understairs storage.

To the First Floor Landing there is access to Two Double Bedrooms served by a spacious Bathroom. Loft access point.

Bedroom One with two windows to the front elevation. Stripped and stained floorboards.

Bedroom Two is another Double Room with a window to the rear elevation.



The Bedrooms are served by a spacious Bathroom fitted with a double ended bath, separate enclosed shower cubicle, wash hand basin and WC. Tiling to the walls and floor. Opaque window to the rear elevation.

Externally, there is an on street Resident's Permit Parking Scheme in place and to the rear, an enclosed Courtyard Garden enjoying a West facing aspect.

This property is offered for sale with no chain and could be moved into with the minimum of fuss. All blinds, carpets and appliances including dishwasher, washing machine and fridge freezer are available for purchase subject to negotiation.

- Leasehold - 999 years from 28 June 1876
- Council Tax Band C

Approx Gross Floor Area = 905 Sq. Feet
= 84.1 Sq. Metres

