



70 BOLD STREET, ALTRINCHAM, CHESHIRE, WA14 2ES



Lower Ground Floor

Ground Floor

1st Floor



TOTAL FLOOR AREA - 93.5 sq.m. (1007 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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70 BOLD STREET ALTRINCHAM



Sitting in a truly central location almost equi distant between Hale and Altrincham, this well presented home offers spacious accommodation over three floors.

The accommodation in brief comprises living room opening through to a dining room with French doors leading to the rear garden. Completing the ground floor is modern fully fitted kitchen. At lower ground floor is a cellar that is currently being used as a playroom/office. At first floor there are two bedrooms and a modern bathroom. Externally is a low maintenance garden to the rear.

GROUND FLOOR

ENTRANCE HALL
KITCHEN 10'0" x 8'5" (3.05 x 2.57)
LIVING ROOM 15'7" x 13'3" (4.74 x 4.05)
DINING ROOM 12'2" x 10'4" (3.70 x 3.16)

LOWER GROUND FLOOR

CELLAR 13'11" x 12'8" (4.23 x 3.87)

FIRST FLOOR & LANDING

BEDROOM ONE 13'9" x 11'11" (4.18 x 3.63)
BEDROOM TWO 13'1" x 8'6" (4 x 2.58)
BATHROOM 8'5" x 8'3" (2.57 x 2.52)



Bold Street is characterised predominantly by a mixture of terrace properties, all set within five minutes walk of Hale village. Altrincham's rapidly improving town centre lies within five to ten minutes walk, and the urban motorway network and International Airport are literally on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From the centre of Hale proceed across the level crossing bearing right into Bath Street. Turn second right into Bold Street and the property will be found half way up on the left.

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

Leasehold

TERMINATION DATE OF LEASE: 999 Years from June 1876

GROUND RENT: £2.10 Per Annum

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C'

VACANT POSSESSION UPON COMPLETION

VIEWING:

By appointment through the Agent.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

