

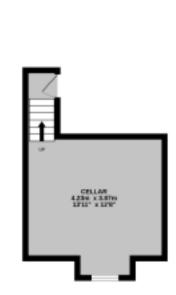
70 BOLD STREET, ALTRINCHAM, CHESHIRE, WA14 2ES

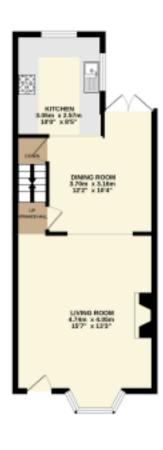
Hil∂itch & Co

Lower Ground Re

Ground Floo

Int Floor







FLOOR PLANS

Not to Scale. For Illustration purposes only.

TOTAL FLOOR AREA: 93.5 sq.m. (1007 sq.h.) approx.
Whitis revey allerge has been made in mount the assumpt of the floorgists solutioned here, measurement of dears, ministen, somewhere up where here, are approximate and no responsibility to states the area or of dears, ministen or min-statement. This plan is for floorance procedure to the and should be used as both by an opposition of min-statement. This plan is for floorance procedure to the special states of an order of the special states of the speci

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





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 Annun

ASSESSMENT:

Trafford Borough Council. Council Tax Band 'C' VACANT POSSESSION UPON COMPLETION VIEWING:

By appointment through the Agent.





