



Bold Street | | Altrincham | WA14 2ES

Guide price £425,000

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SHEPPARD & CO

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- Well Presented Bay Fronted Mid Terrace
- Unconverted Basement
- Residents Permit Parking
- No Onward Chain
- Open Plan Living and Dining Room
- Rear Courtyard Garden Enjoying A Westerly Aspect
- Walking Distance To Both Hale And Altrincham

A Charming Bay-Fronted Period Terrace in the Heart of the Ever-Popular 'B' Streets.

Perfectly positioned within walking distance of both the vibrant Hale Village and the bustling Altrincham Town Centre, this well presented period property offers a lifestyle of convenience and charm. With an eclectic mix of restaurants, bars, boutique shops, the renowned Market Quarter, and the Metrolink all just moments away, this is town-centre living at its best.

Set across three floors, the accommodation briefly comprises a welcoming Entrance Hall, a bay-fronted Living Room, a generous Dining Room, and a well-appointed Kitchen on the Ground Floor. Upstairs, you'll find two Double Bedrooms and a stylish Family Bathroom.

Adding further potential, the property also benefits from an unconverted basement—ideal for storage or future development, subject to the necessary consents.

Outside, there is a low-maintenance rear Courtyard, perfect for a morning coffee or evening unwind, and residents can take advantage of the on-street permit parking scheme.

Offered for sale with no onward chain, this delightful home is ready to move into, ideal for first-time buyers, downsizers, or investors alike.

DIRECTIONS

POST CODE - WA14 2ES

N.B. The appliances at this property have not been tested by ourselves.

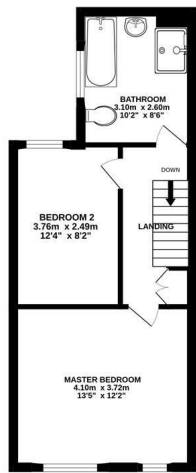
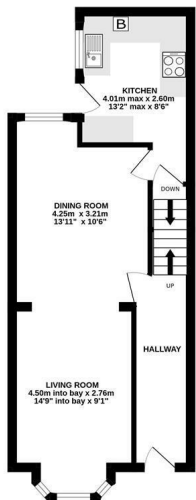
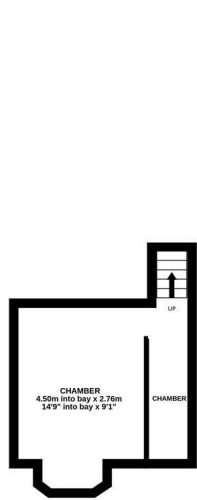
These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.



Basement Level
17.7 sq.m. (193 sq.ft.) approx.

Ground Floor
41.1 sq.m. (443 sq.ft.) approx.

1st Floor
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA: 97.7 sq.m. (1052 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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