



**18 HART STREET | ALTRINCHAM**

**£495,000**

A spacious and beautifully presented late Victorian end terraced family home positioned in an ever popular locality within walking distance of Altrincham town centre and the Metrolink stations at Navigation Road and Altrincham. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room to the front plus separate dining room towards the rear opening onto an impressive kitchen, converted cellar with adjacent cloakroom/WC, primary bedroom with en-suite shower room/WC plus two further bedrooms serviced by the family bathroom/WC. Off road parking to the front and courtyard garden to the rear. Viewing is highly recommended.

POSTCODE: WA14 1JW

## DESCRIPTION

Hart Street forms part of a popular residential locality containing terraced houses mainly of similar age and varying design combining to create an attractive setting. Approximately ¼ of a mile distance is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

The accommodation is superbly presented throughout and a recessed porch with composite front door leads onto the welcoming entrance hall. Positioned towards the front of the property is a separate bay fronted sitting room with provision for a wall mounted flat screen television and a wide opening to the dining room with French windows to the courtyard garden. An archway opens onto the impressive fitted kitchen designed by Wells & Hewitt and features Shaker style units, quartz work-surfaces and a range of integrated appliances.

The cellars have been converted to create a further sitting room or fourth bedroom alongside a well appointed cloakroom/WC and small utility area.

At first floor level the primary bedroom benefits from contemporary fitted wardrobes and a luxurious en-suite shower room/WC. There are two further bedrooms and a family bathroom/WC with a modern white suite with chrome fittings.

Externally the driveway provides off road parking whilst to the rear is a private courtyard garden.

A superbly proportioned and presented home where viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Woodgrain effect composite front door and fanlight window above. Laminate wood flooring. Cornice. Recessed low voltage lighting. Staircase to the first floor. Radiator.

#### LIVING ROOM

14'6" x 14'4" (4.42m x 4.37m)

Provision for a wall mounted flatscreen television with built-in media unit below. PVCu double glazed bay window to the front. Laminate wood flooring. Cornice. Two radiators. Wide opening to:

#### DINING ROOM

16'7" x 12'4" (5.05m x 3.76m)

PVCu double glazed double French windows set within a matching surround to the rear courtyard. Laminate wood flooring. Recessed low voltage lighting. Two radiators. Archway to:

#### KITCHEN

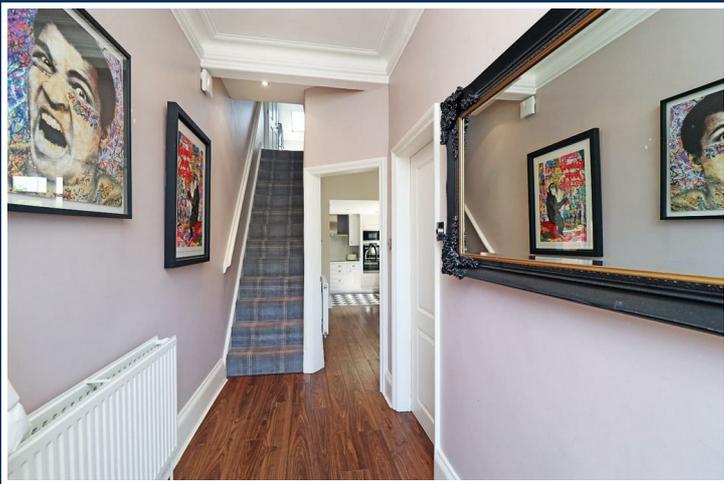
11'5" x 10'0" (3.48m x 3.05m)

Fitted with an in-frame bespoke kitchen by Wells & Hewitt with 30mm solid quartz work surfaces and semi recessed twin bowl porcelain sink unit with mixer tap and matching splash-back. Integrated appliances include a double electric oven/grill, microwave oven, ceramic hob with stainless steel cooker hood above, fridge/freezer and slimline dishwasher. Woodgrain effect composite door to the courtyard garden. Two PVCu double glazed windows to the side. Decorative tiled effect flooring. Recessed LED lighting. Radiator.

### LOWER GROUND FLOOR

#### HALL

Utility area providing plumbing for an automatic washing machine and space for a dryer. Storage cupboard with shelving located at the top of the stairs.



## SITTING ROOM/BEDROOM FOUR

13'7" x 12'0" (4.14m x 3.66m)

Opaque PVCu double glazed window to the front. Concealed wall mounted gas fired central heating boiler. Built-in storage cupboard. Two wall light points. Extractor fan. Radiator.

## CLOAKROOM/WC

White/chrome wall mounted vanity wash basin and low-level WC. Laminate wood flooring. Two automated wall lights. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR

### LANDING

Access to partially boarded loft space via a retractable ladder. Recessed low-voltage lighting. Radiator.

### BEDROOM ONE

13'7" x 12'4" (4.14m x 3.76m)

Contemporary fitted wardrobes with sliding doors containing hanging rails, shelving and drawers. PVCu double glazed windows to the side and rear. Recessed LED lighting. Radiator.

### EN-SUITE SHOWER ROOM/WC

11'1" x 4'8" (3.38m x 1.42m)

White/chrome vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Walk-in tiled shower beyond a glass screen with thermostatic rain shower. PVCu double glazed window to the side. Two wall light points. Tiled floor with underfloor heating. Extractor fan. Period style radiator/heated towel rail.

### BEDROOM TWO

11'4" x 10'5" (3.45m x 3.18m)

PVCu double glazed window to the front. Radiator.

### BEDROOM THREE

8'9" x 7'11" (2.67m x 2.41m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

11'2" x 5'4" (3.40m x 1.63m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, semi recessed vanity wash basin with mixer tap and WC with concealed cistern. Velux window. Laminate wood flooring. Period style radiator/heated towel rail.

## OUTSIDE

Driveway providing off road parking in addition to a permit parking scheme.

Storage shed with light, power and water supply

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

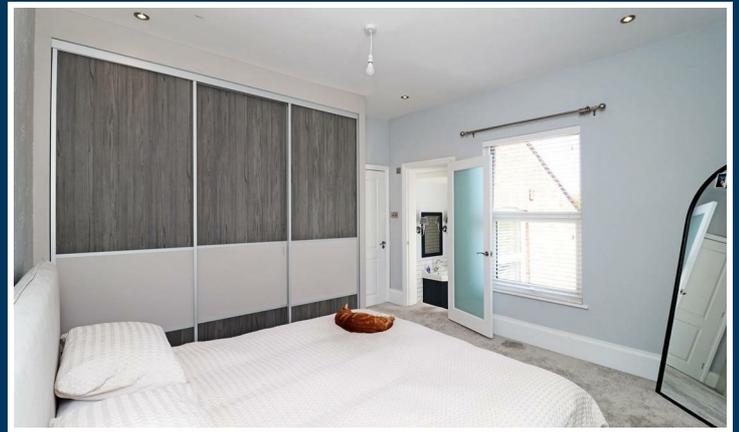
Band C.

## TENURE

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

## NOTE

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



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### GROUND FLOOR

APPROX. 56.1 SQ. METRES (603.6 SQ. FEET)

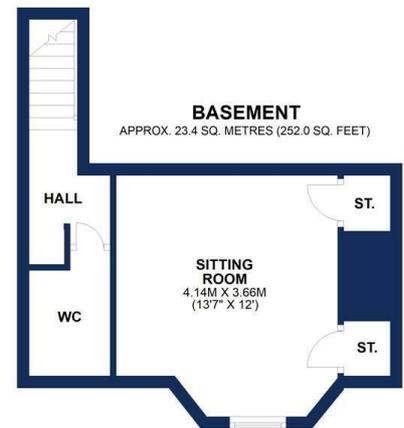


### FIRST FLOOR

APPROX. 53.9 SQ. METRES (580.2 SQ. FEET)



APPROX. 133.4 SQ. METRES (1435.8 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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