



**28 HART STREET | ALTRINCHAM**

**OFFERS OVER £450,000**

A superbly presented and proportioned period terraced home ideally positioned adjacent to Altrincham town centre with its renown market quarter and Metrolink station providing a commuter service into Manchester. The accommodation is approached via a welcoming entrance hall which provides access to the sitting room at the front with period style fireplace whilst to the rear is a separate living/dining room with double doors leading onto the rear courtyard garden and also a door to the kitchen fitted with a comprehensive range of units and with access to the cellar chamber. To the first floor there are three well proportioned bedroom and superb family bathroom/WC. To the front of the property the drive provides off road parking and to the rear the courtyard gardens are paved to easy maintenance. Viewing is highly recommended to appreciate the accommodation on offer and also the position.

POSTCODE: WA14 1JW

## DESCRIPTION

This superb period mid terraced property provides superbly presented yet deceptively spacious accommodation. The welcoming entrance hall provides access onto the sitting room at the front with a focal point of a period style fireplace with exposed brick recess whilst to the rear of the property there is a living/dining room with double doors leading onto the rear courtyard gardens which are paved for easy maintenance. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of cream units and also provides access to the cellars. The cellars comprise one main chamber for storage.

To the first floor there are three bedrooms serviced by the family bathroom/WC which is superbly proportioned and fitted with a contemporary white suite with chrome fittings.

Externally to the front of the property the block paved driveway provides off road parking whilst to the rear the courtyard garden is flagged for easy maintenance.

Hart Street itself forms part of a popular residential locality containing terraced houses mainly of a similar age and varying design creating an attractive setting. A little over a 1/4 mile distant is the comprehensive shopping town of Altrincham and the Metrolink railway stations at Altrincham and Navigation Road provide a commuter service into Manchester.

Viewing is essential.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'11" x 4'4" (4.24m x 1.32m)

With glass panelled composite front door. Radiator. Ceiling cornice. Stairs to first floor.

#### SITTING ROOM

13'8" x 11'3" (4.17m x 3.43m)

PVCu double glazed window to the front. Focal point of a period style fireplace with exposed brick recess. Ceiling cornice. Radiator. Television aerial point. Telephone point.

#### LIVING/DINING ROOM

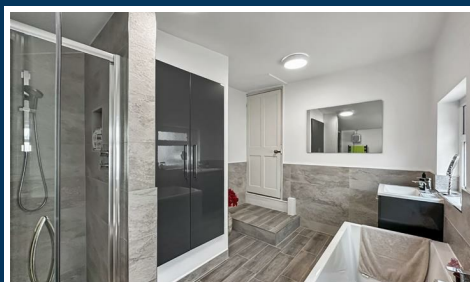
15'4" x 12'7" (4.67m x 3.84m)

With PVCu double glazed double doors providing access to the rear courtyard garden. Radiator. Television aerial point. Door to:

#### KITCHEN

11'4" x 9'0" (3.45m x 2.74m)

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel extractor hood. Integrated microwave. Space for fridge freezer. Plumbing for washing machine and space for dryer. Integrated dishwasher. PVCu double glazed windows to the side and rear. Laminate wood flooring. Cupboard housing Worcester combination gas central heating boiler. Radiator. Access to:



## CELLARS

11'9" x 4'4" (3.58m x 1.32m)

One large storage chamber with light.

## FIRST FLOOR

### LANDING

Loft access hatch. Radiator.

### BEDROOM 1

12'7" x 12'5" (3.84m x 3.78m)

PVCu double glazed window to the rear. Radiator.

### BEDROOM 2

11'2" x 9'10" (3.40m x 3.00m)

PVCu double glazed window to the front. Radiator.

### BEDROOM 3

8'2" x 7'11" (2.49m x 2.41m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

11'4" x 9'0" (3.45m x 2.74m)

Fitted with a contemporary white suite with chrome fittings comprising bath, separate tiled shower cubicle, vanity wash basin and WC. Fitted storage cupboard. Two opaque PVCu double glazed windows to the side. Heated towel rail. Extractor fan. Laminate flooring. Half tiled walls.

## OUTSIDE

To the front of the property a block paved drive provides off road parking whilst to the rear the courtyard garden is flagged for easy maintenance and has an external water feed.

## SERVICES

All main services are connected.

## POSSESSION

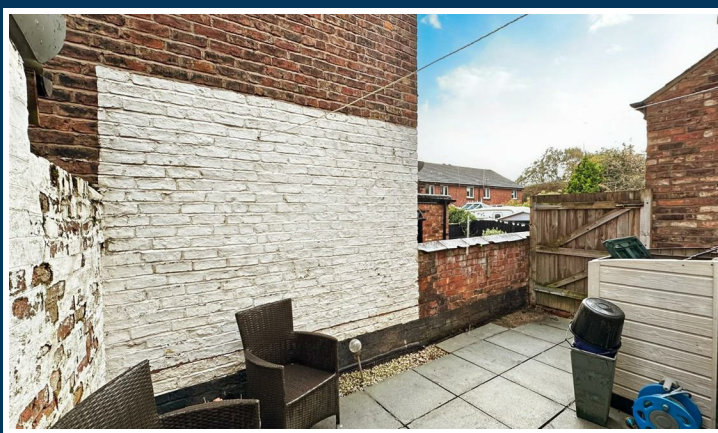
Vacant possession upon completion.

## COUNCIL TAX

Band "C"

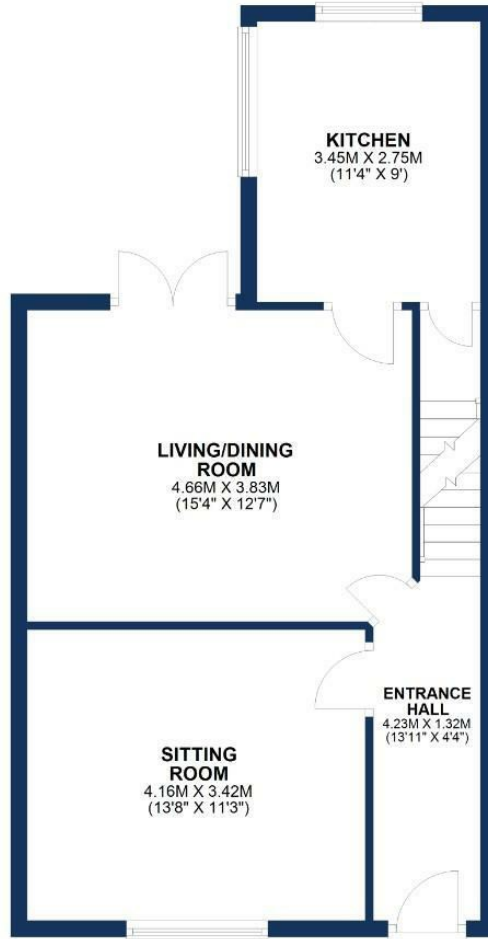
## TENURE

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



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**GROUND FLOOR**  
APPROX. 51.7 SQ. METRES (556.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 51.7 SQ. METRES (556.3 SQ. FEET)



**BASEMENT**  
APPROX. 6.6 SQ. METRES (71.2 SQ. FEET)



TOTAL AREA: APPROX. 110.0 SQ. METRES (1183.8 SQ. FEET)

Floorplan for illustrative purposes only



**HALE BARNs**

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM