



**6 BOLD STREET | ALTRINCHAM**

**£475,000**

**\*\*\*NO ONWARD CHAIN\*\*\***

An attractive bay fronted Victorian semi detached house with charming features of the period and generously proportioned throughout. Positioned adjacent to both the village of Hale and market town of Altrincham. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, dining room, fitted kitchen with integrated appliances, two lower ground floor bedrooms, en suite shower room/WC and utility room, two excellent first floor double bedrooms and contemporary bathroom/WC. Gas fired central heating and double glazing. Private westerly facing courtyard rear garden. Permit parking. Highly sought after location.

POSTCODE: WA14 2ER

## DESCRIPTION

Built in the latter part of the Victorian era this bay fronted semi detached house forms part of a highly favoured locality ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the town of Altrincham with its highly popular Market Hall and Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded primary and secondary schools.

Typical of the era, it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings and decorative mouldings alongside modern enhancements such as gas fired central heating and double glazing. Furthermore, the well maintained property has recently been redecorated and benefits from refitted carpets.

Approached beyond an attractive recessed porch with brick archway, the accommodation is superbly presented and proportioned throughout. To the front there is a spacious sitting room with the focal point of a cast iron fireplace and double opening glazed doors lead into the formal dining room. An archway opens onto the fitted kitchen with integrated appliances and there is access to the stone paved rear terrace.

The basement has been converted (fully tanked and insulated) to create a spacious double bedroom and additional bedroom with en suite shower room/WC. With potential to be used as a private suite comprising bedroom, dressing room and shower room/WC or to be utilised as a cinema room and home office, which may be invaluable for those who choose to work from home.

At first floor level there are two excellent double bedrooms and bathroom/WC with contemporary white suite, chrome fittings and separate shower enclosure.

Externally the property is set back from the carriageway and stands in a slightly elevated position. The walled and paved rear garden is ideal for entertaining during the summer months and there is no right of way from the adjoining property. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. There is gated access to the rear and a residents permit parking scheme is in operation on Bold Street.

This property is offered for sale with no onward chain and ready for immediate occupation.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

Panelled hardwood front door with timber framed transom light above.

#### ENTRANCE HALL

Staircase to the first floor. Space for hanging coats and jackets. Cornice. Radiator.

#### SITTING ROOM

**14' x 11'2" (4.27m x 3.40m)**

Cast iron coal effect fireplace set upon a tiled hearth and flanked by wall light points to both sides. Timber framed double glazed bay window to the front. Cornice. Radiator. Double opening glazed doors to:

#### DINING ROOM

**12' x 12' (3.66m x 3.66m)**

Full height built-in cupboards containing shelving to the chimney breast recess. PVCu double glazed window to the rear. Radiator. Archway to:

#### KITCHEN

**10' x 9' (3.05m x 2.74m)**

Fitted with matching wall and base units beneath heat resistant worksurfaces and inset stainless steel drainer sink with mixer tap and tiled splashback. Integrated appliances include an electric oven/grill, four ring ceramic hob with cooker hood above and fridge/freezer. Slimline dishwasher. Central heating control panel with individual settings for each floor. Panelled/glazed hardwood door to the rear gardens. PVCu double glazed window to the rear. Tile effect flooring. Recessed LED lighting. Radiator.

### LOWER GROND FLOOR

#### HALL

Recessed LED lighting. Radiator.

#### BEDROOM THREE

**13'9" x 10'10" (4.19m x 3.30m)**

PVCu double glazed door to the front. Recessed LED lighting. Radiator.



## BEDROOM FOUR/DRESSING ROOM/OFFICE

11'6" x 11'5" (3.51m x 3.48m)

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

## EN SUITE SHOWER ROOM/WC

7'7" x 3' (2.31m x 0.91m)

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## UTILITY ROOM

6'8" x 2'11" (2.03m x 0.89m)

Automatic washing machine and tumble dryer. Recessed LED lighting. Radiator.

## FIRST FLOOR

### LANDING

Spindle balustrade. Access to the partially boarded loft space with light supply via a retractable ladder to provide additional storage.

### BEDROOM ONE

15' x 12' (4.57m x 3.66m)

PVCu double glazed window to the front. Radiator.

### BEDROOM TWO

12' x 9'5" (3.66m x 2.87m)

PVCu double glazed window to the rear. Radiator

### BATHROOM/WC

9'9" x 9' (2.97m x 2.74m)

Fitted with a contemporary white/chrome suite comprising panelled bath with mixer tap, wall mounted vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic shower. Concealed wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail.

### OUTSIDE

Permit parking at the front and westerly facing private courtyard garden to the rear

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

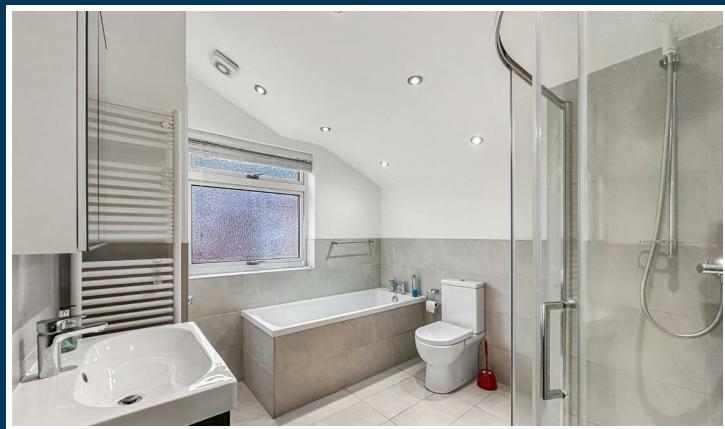
We are informed the property is Freehold and subject to a Chief Rent of £5.00 per annum. This should be verified by your Solicitor.

### COUNCIL TAX

Band C.

### NOTE

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



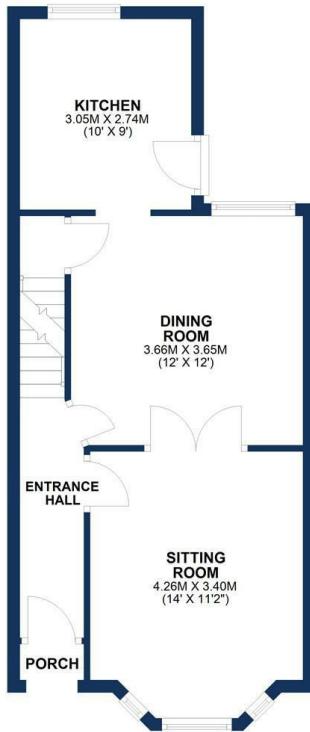
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TOTAL AREA: APPROX. 117.1 SQ. METRES (1260.4 SQ. FEET)

Floorplan for illustrative purposes only



**GROUND FLOOR**  
APPROX. 43.4 SQ. METRES (466.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 42.2 SQ. METRES (454.3 SQ. FEET)



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