

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



50 BROWN STREET | ALTRINCHAM

£395,000

NO ONWARD CHAIN

A late Victorian bay fronted terraced house positioned adjacent to both the village of Hale and market town of Altrincham. The accommodation briefly comprises entrance vestibule, sitting room with feature fireplace, Shaker style fitted dining kitchen with integrated appliances, two excellent bedrooms and bathroom/WC with separate shower enclosure. Improved loft room. Enclosed westerly facing courtyard with stone paved terrace at the rear. Detached garden store/WC. Permit parking.

POSTCODE: WA14 2ET

DESCRIPTION

Built in the later part of the 19th Century this bay fronted Victorian terraced house occupies an enviable position just a few hundred yards from the village of Hale with its range of individual shops, restaurants and wine bars and railway station. A little further to the north 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 and the Metrolink provides a commuter service into Manchester.

The well proportioned interior retains many of the original period features including tall ceilings, decorative mouldings and panelled doors combined with modern enhancements such as PVCu double glazing and gas fired central heating.

The accommodation is set back beyond a walled courtyard and the entrance vestibule is approached through an attractive hardwood front door. Positioned at the front, a spacious sitting room with the focal point of a period style surround and cast iron fireplace, also features a bay with fitted window seat and leads onto the inner hallway with staircase to the first floor. Toward the rear an excellent kitchen is fitted with Shaker style units and integrated appliances. Furthermore, there is ample space for a dining suite and access to the private rear gardens.

At first floor level there are two excellent bedrooms and generous modern bathroom/WC complete with separate tiled shower enclosure. The loft space has been much improved with the addition of replaced joists and panelled walls alongside light/power supplies and natural light from a velux window.

Importantly the delightful rear gardens are ideal for entertaining during the summer months with a York stone paved terrace and westerly aspect to allow enjoyment of the sun throughout the afternoon and into the evening. There is also a detached brick-built store room and WC.

Permit parking is available by application to Trafford Council.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Hardwood front door with transom light above. Panelled walls.

SITTING ROOM

14'11" x 14' (4.55m x 4.27m)

Period style surround with cast iron fireplace set upon a tiled hearth. Fitted storage cupboard with shelving. PVCu double glazed bay with integral window seat. Cornice. Picture rail. Radiator.

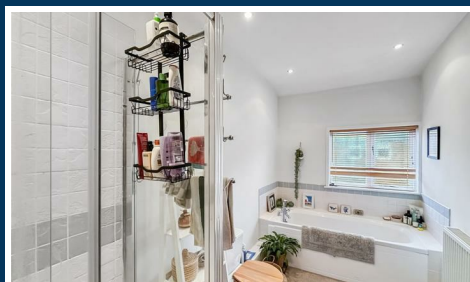
INNER HALL

Staircase to the first floor.

DINING KITCHEN

14' x 12'6" (4.27m x 3.81m)

Fitted with a range of Shaker style wall and base units beneath work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge, freezer and dishwasher. Space for a washer/dryer. Under-stair storage with space for hanging coats and jackets. Ample space for a dining suite. Timber framed double glazed/panelled door to the rear. Timber framed double glazed window to the rear. Small paned timber framed window to rear. Tiled floor. Recessed low-voltage lighting. Radiator.



FIRST FLOOR: LANDING

Spindle balustrade. Access to the loft room via a folding wooden ladder.

BEDROOM ONE

14' x 10'8" (4.27m x 3.25m)

Cast iron fireplace. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

12'1" x 7'1" (3.68m x 2.16m)

Timber framed double glazed window to the rear. Radiator.

BATHROOM/WC

12'2" x 6'5" (3.71m x 1.96m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and tiled surrounds, pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque timber framed double glazed window to the rear. Recessed low-voltage lighting. Extractor fan. Radiator.

SECOND FLOOR

LOFT ROOM

14' x 13'7" (4.27m x 4.14m)

Light and power supplies. Velux window.

OUTSIDE

DETACHED BRICK STORE/WC

High-level WC and adjacent store room.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

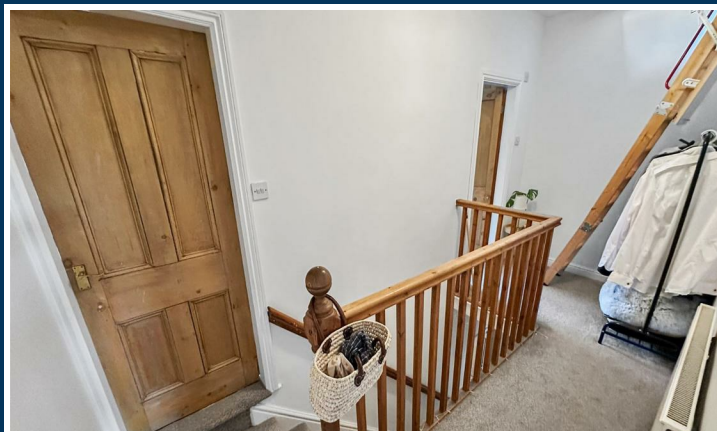
We are informed the property is held on a Leasehold basis for the residue of 999 years from 29th September 1897. This should be verified by your Solicitor.

COUNCIL TAX

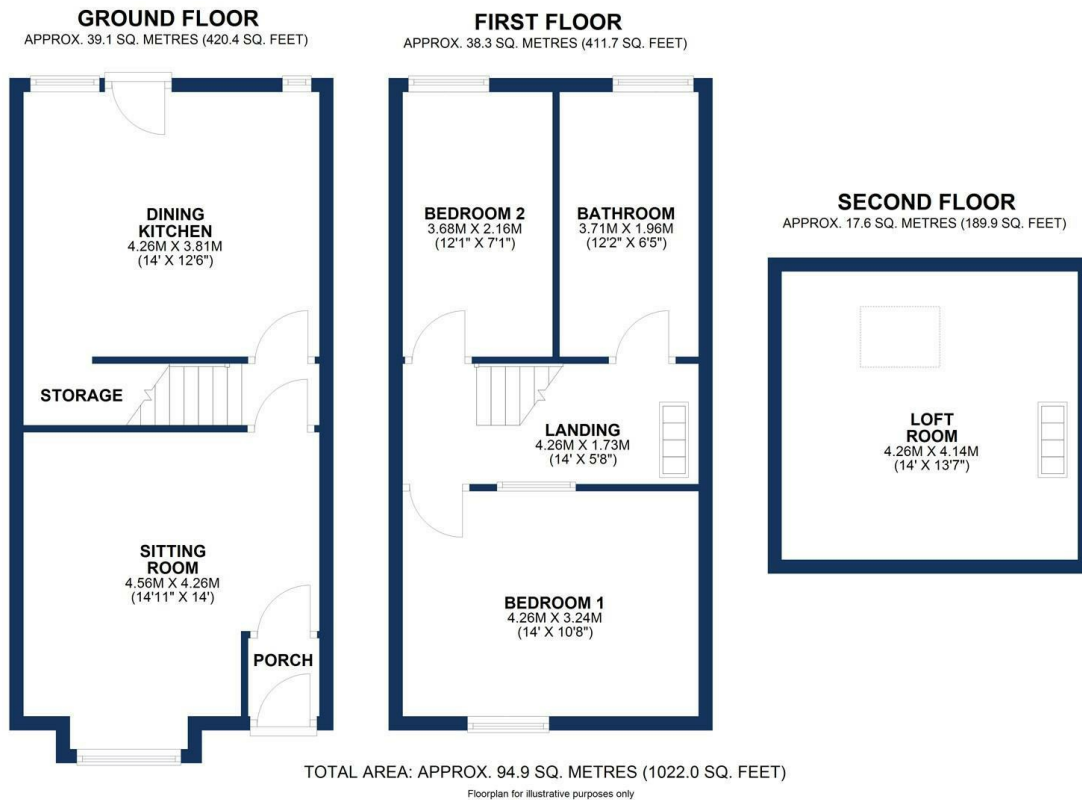
Band C.

NOTE

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



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