



Byrom Street, Altrincham, WA14
Offers in Excess of £500,000



Property Features

- Three Bedroom Mid-Terraced House
- Off-Road Parking
- Three Bathrooms
- Open-Plan Lounge-Diner
- Short Walk to Altrincham and Hale Town Centres
- In Catchment Area of Outstanding Schools
- Chain Free Sale
- Private Patio Garden
- Double Glazed Throughout
- Great Buy to Let Opportunity



Full Description

Offered chain-free and located in a highly sought-after residential area, this well-presented three-bedroom mid-terraced home provides over 1,300 sq ft of spacious and versatile accommodation across three floors. Finished to a high standard throughout, the property is ideally positioned within walking distance of both Altrincham and Hale town centres. This offers easy access to shops, restaurants, bars, transport links, and local amenities. The property also falls within the catchment area for Trafford's highly regarded outstanding schools.

The accommodation includes a spacious open-plan lounge and dining area. This creates an ideal space for everyday family living and entertaining. There are three well-proportioned bedrooms, three modern bathrooms, and a useful office space. This provides the perfect environment for home working.

Externally, the property features off-road parking, a private patio garden, and a half-garage, providing valuable extra storage capacity.

ENTRANCE HALL

The welcoming entrance hall provides access to the kitchen, open-plan lounge-diner, and first-floor accommodation via a balustraded staircase with fitted carpeting. A particularly versatile space, the hall opens into an area ideally suited for use as a home office, study nook, or additional storage space, catering perfectly to modern lifestyles.

Finished to a high standard, the entrance hall features attractive wood-effect LVT flooring, recessed spotlighting, and a single-panel radiator. Natural light is introduced through a narrow frosted uPVC double-glazed window to the side aspect, creating a bright and inviting first impression of the property.

LOUNGE/DINER

19'4" x 13'8" (5.90m x 4.17m)

The lounge/diner is located to the rear of the property and is a spacious and beautifully presented open-plan living space, creating an ideal environment for both everyday family life and entertaining. Enjoying a peaceful and quiet position overlooking the garden, the room is flooded with natural light from a Velux skylight, uPVC double-glazed French doors opening onto the private patio garden, and a uPVC double-glazed rear aspect window.

Finished to a high standard throughout, the space features attractive wood-effect LVT flooring, recessed spotlighting, two contemporary vertical wall-mounted radiators, and convenient understairs storage. Additional modern comforts include ceiling-mounted infrared heating panels with integrated LED lighting, together with television and telephone points, creating a stylish, versatile, tranquil, and highly functional living environment.



KITCHEN

9' 10" x 9' 1" (3.02m x 2.77m)

Accessed from the entrance hall, the kitchen is situated at the front of the property and enjoys an attractive uPVC double-glazed bay window fitted with Roman blinds, allowing for an abundance of natural light. Cleverly designed, the bay incorporates a worktop area with a recessed stainless steel sink and drainer, creating both a practical and visually appealing workspace.

The kitchen is fitted with a comprehensive range of matching base and wall-mounted units, offering ample storage and preparation space. Integrated appliances include an oven, a five-ring gas hob with extractor canopy above, an under-counter fridge with freezer compartment, and a dishwasher, providing a well-equipped and functional environment for modern living.

Finished to a high standard, the room features stylish wood-effect LVT flooring, recessed spotlighting, partially tiled walls, and a single-panel radiator, combining practicality with contemporary appeal.



MASTER BEDROOM

13'9" x 10'2" (4.20m x 3.10m)

The master bedroom, located off the first-floor landing, is a generously proportioned and well-presented double room, benefiting from two uPVC double-glazed windows to the front aspect, both fitted with Roman blinds and additional blackout roller blinds, allowing for excellent levels of natural light while maintaining privacy.

The room is finished with fitted carpeting, a pendant light fitting, and a single-panel radiator. The bedroom also benefits from fitted wardrobes and direct access to a convenient en-suite shower room.



ENSUITE

7'6" x 5'4" (2.29m x 1.63m)

The convenient en-suite shower room, accessed directly from the master bedroom, is fitted with a glazed shower cubicle featuring a chrome thermostatic shower, a low-level WC, and a contemporary vanity unit incorporating a hand-wash basin with useful storage beneath.

The room benefits from a front-aspect uPVC double-glazed frosted window fitted with a Roman blind, providing both natural light and privacy. Additional features include vinyl flooring, recessed spotlighting, an extractor fan, a shaver socket, and partially tiled walls, creating a practical and stylish space for everyday use.

BEDROOM TWO

16'1" x 11'2" (4.90m x 3.40m)

Bedroom Two, located off the second-floor landing, is a well-proportioned and versatile room, benefiting from a front-aspect Velux skylight that allows for an abundance of natural light. The room is finished with attractive wood-effect LVT flooring, a pendant light fitting, and a single-panel radiator, creating a bright and comfortable living space.

Further enhancing its practicality, the room provides access to two useful eaves storage cupboards, offering excellent additional storage space, with one cupboard housing the property's boiler.

SECOND FLOOR BATHROOM

7'11" x 5'2" (2.42m x 1.57m)

The second-floor bathroom is well-appointed and benefits from a Velux skylight, allowing for excellent natural light and a bright, airy feel. The suite comprises a low-level WC, a pedestal hand wash basin, and a panelled bathtub with a chrome mixer tap, complemented by a chrome thermostatic shower over and a glazed shower screen.

Finished to a modern standard, the room features vinyl flooring, recessed spotlighting, an extractor fan, a shaver socket, and a single-panel radiator.



BEDROOM THREE

13'5" x 7'8" (4.10m x 2.34m)

The third bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect, fitted with horizontal blinds. This bedroom offers a fitted wardrobe, a pendant light fitting, wood-effect laminate flooring, and a wall-mounted single-panel radiator.

FIRST FLOOR BATHROOM

7'8" x 4'11 (2.33m x 1.50m)

The main bathroom is located on the first floor, this room offers a white three-piece suite including a panelled bath, with a glazed screen and chrome thermostatic shower system over; a pedestal handwash basin and low-level WC. This room also benefits from recessed spotlighting; an extractor fan; linoleum flooring; a chrome wall-mounted heated towel rail; part tiled walls and a wall-mounted mirror-fronted cabinet.

GARAGE

8'3" x 5'6" (2.52m x 1.68m)

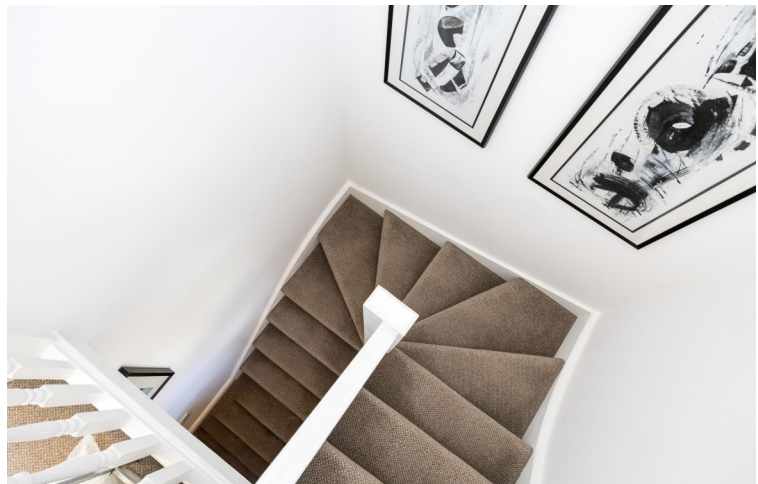
The rear area of the garage has been utilised to enlarge the lounge-diner, and the front area has been retained for a storage and utility space. The garage offers an up-and-over door, and internally offers a light fitting, power point and plumbing for a washer and tumble dryer.

EXTERNAL

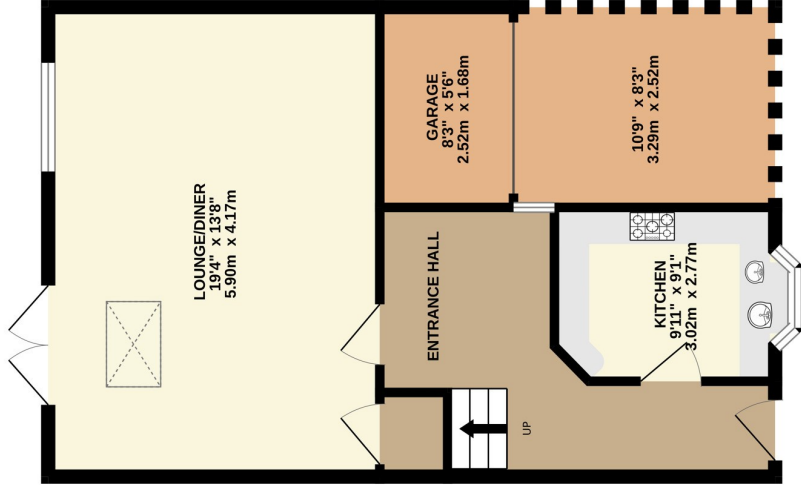
To the front of the property lies the paved drive, allowing for off-road parking for one vehicle and access to the garage. A paved path leads to the front entrance door, and the front garden is enclosed to the front aspect by a low-level brick wall.

To the rear of the property lies a paved seating area which is accessed via French doors from the lounge-diner. This space is enclosed by a low-level brick wall with a decorative metal screen offering privacy. This space is divided to allow for a separate bin storage area adjacent to the rear access gate leading to the communal alley. The patio garden is a lovely summer dining space with ample room for a four seater dining table and outdoor lounge area.

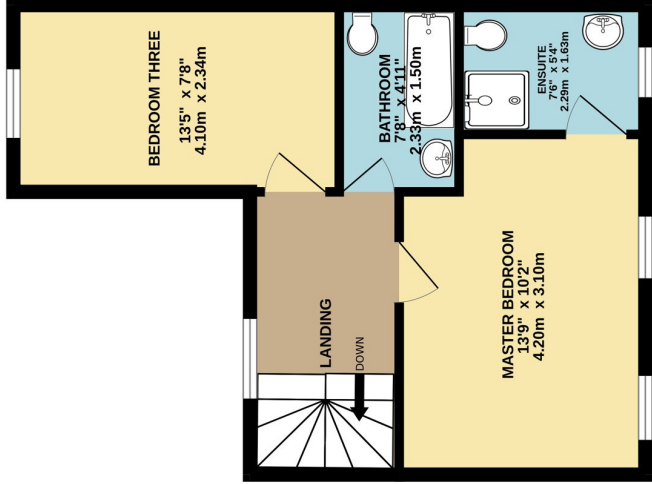




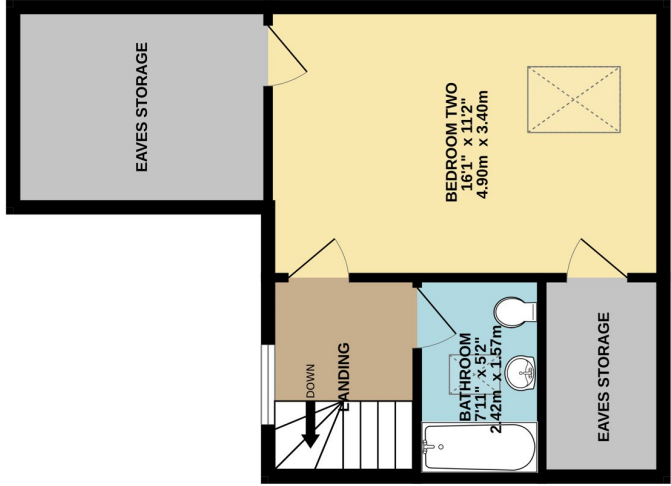
GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



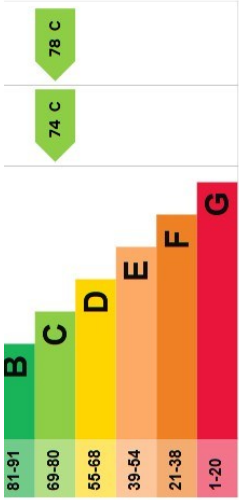
2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (128.0 sq.m.) 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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COMMON QUESTIONS

- 1. When was this property built?** The property was constructed in 2001.
- 2. Is the owner purchasing onwards?** No, this property is sold chain free. The owner has a new home ready to move into when a buyer is ready to complete their purchase.
- 3. Has the owner carried out any structural alterations on the property?** The owner has only converted the rear portion of the garage to enlarge his lounge-diner. A steel was inserted and the work was approved by Trafford Council, with a building control certificate available.
- 4. Is this property sold freehold or leasehold?** The vendor has confirmed the property is sold freehold. Your legal advisor can confirm this for you.
- 5. Have there been any works carried out on the roof recently?** Yes, the roof ridge tiles were replaced 10 years ago.
- 6. What is the internet speed in this location?** The owner has advised he has super fast fibre which offers up to 1000Mbps.
- 7. Which items will be included in the sale price for this property?** The owner will include the washing machine, tumble dryer, external log burner, outside table chairs and sofa, and the integrated appliances in the kitchen. The owner is also happy to include all fitted blinds.
- 8. How much does the owner spend on his utility bills?** The current owner spends around £1300 per annum on his combined gas and electricity at present. The property is in Trafford Council and is a Band D council tax, which is currently £2,289.79 per annum.
- 9. Has the boiler been serviced recently?** Yes, the owner has British gas cover which includes an annual boiler service, this was last carried out in May 2026.
- 10. Why is the owner selling this property?** The current owner is looking to retire and relocating to Scotland.