

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

44 New Street,
Altrincham, WA14 2QS



£1,900pcm

Central Altrincham
Rear Garden
Modern Kitchen
Two Double Bedrooms
Two Receptions
Feature Bathroom

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
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Callaghans are pleased to offer for rental this charming terraced property, ideally situated on a quiet side road in central Altrincham. Just a short walk from the town centre, this well-presented home offers spacious accommodation and a private rear garden — combining character with convenience in a highly desirable location.

Upon entering, you're welcomed into a bright entrance hallway that leads into a generous living room featuring a traditional sash window, filling the space with natural light. To the rear, an open-plan dining area and modern kitchen create a sociable hub of the home, with patio doors opening out to a rear yard and lawn garden beyond, perfect for outdoor relaxation. The kitchen is stylishly fitted with an extensive range of contemporary white base and wall units, complemented by integrated appliances.

Upstairs, the property offers two spacious double bedrooms, the front one has fitter wardrobes and a large family bathroom complete with a modern suite and over-bath shower.

With both space and location on offer, this is a rare opportunity in central Altrincham. Early viewing is highly recommended, as this property will not be available for long. Contact Callaghans today to arrange your viewing.

Lounge 11' 4" x 12' 6" (3.45m x 3.81m)

Dining Room 12' 0" x 12' 3" (3.65m x 3.74m)

Kitchen 8' 0" x 10' 3" (2.44m x 3.13m)

Garden

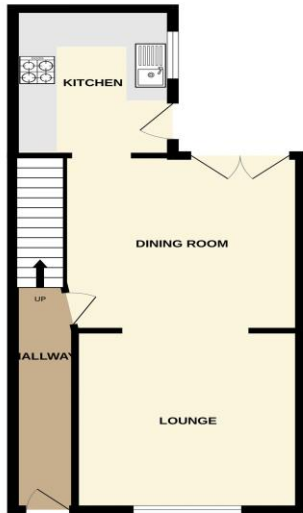
Family Bathroom 10' 2" x 8' 1" (3.1m x 2.46m)

Bedroom One 14' 3" x 12' 6" (4.34m x 3.8m)

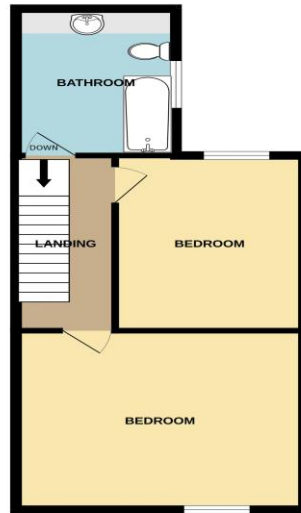
Bedroom Two 9' 6" x 12' 6" (2.89m x 3.8m)

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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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