



York Street, Altrincham, WA15  
Offers in Excess of £400,000





# Property Features

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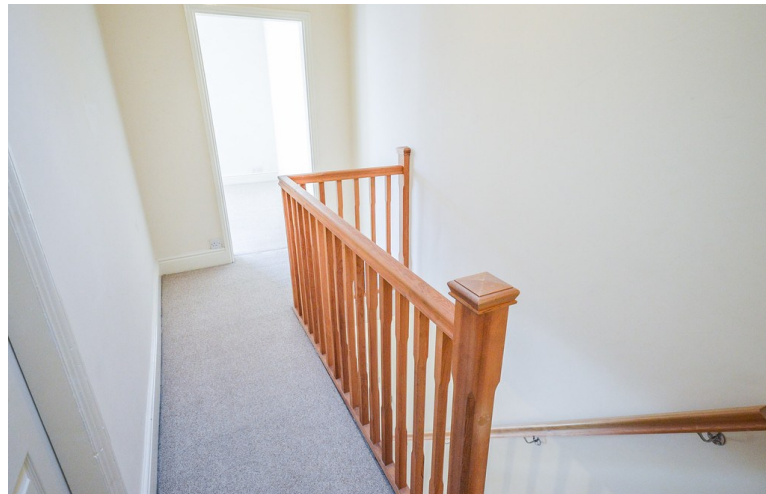
- A Charming Two Bedroom Mid-Terrace House
- Open-Plan Lounge-Diner
- Private Rear Patio Garden
- Modern Fitted Bathroom and Kitchen
- Double Glazed Throughout
- Just Five Minutes Walk to Altrincham Town Centre
- Chain Free Sale
- Sought-after Location
- In Catchment for Trafford Schools
- Buy to Let Opportunity



## Full Description

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A charming two double bedroom mid-terrace home, situated in a highly sought-after town centre location just a five-minute walk from Altrincham. The property features a bright open-plan lounge-diner, a modern fitted bathroom, a well-equipped kitchen, and a private rear patio area. With excellent transport links close by and all local amenities on your doorstep, this home offers both convenience and lifestyle appeal.





## ENTRANCE HALL

This property is entered from York Street, via a uPVC double glazed front door. The entrance hall offers carpeted flooring; a double panel radiator; a pendant light fitting and wooden panelled doors leading to the lounge, dining room and carpeted staircase to first floor accommodation.



## LIVING ROOM

**11' 7" x 11' 6" (3.55m x 3.53m)**

The lounge area is located off the entrance hall and offers double wooden panelled doors to the dining room. This room is fitted with a large double glazed window to the front aspect with fitted wooden blinds; carpeted flooring; a pendant light fitting; a double panel radiator and a television and telephone point.

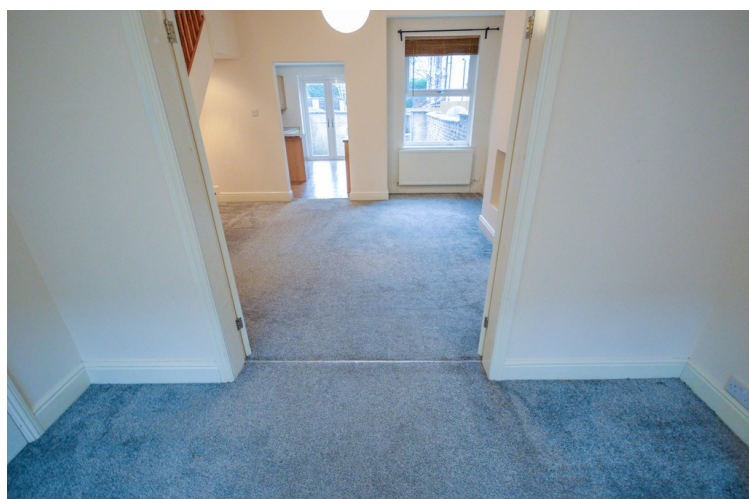


This room allows plenty of space for a sofa; coffee table; book shelves and TV stand.

## DINING ROOM

**15' 7" x 14' 5" (4.77m x 4.41m)**

The dining room is located to the rear of the property with a double glazed window facing the rear patio area. This room is open to the kitchen and allows access to the lounge via double wooden panelled doors. The dining room also offers carpeted flooring; a pendant light fitting; a double panel radiator; space for a six seater dining table and also access to the under-stairs storage cupboard which is lit by a recessed spot light.





## KITCHEN

**9' 4" x 14' 11" (2.87m x 4.55m)**

The kitchen is located off the dining room and is accessed by an opening. The kitchen area is fitted with matching base and eye level storage units. There is space for a full sized fridge-freezer and space and plumbing under the counter for a washer/dryer. The kitchen is fitted with a stainless steel one and a half bowl sink unit; a four ring gas hob; an oven under and stainless steel extractor hood over. Within one of the cabinets is a wall mounted combiner's boiler. From the kitchen one can access the rear patio area via uPVC double glazed French doors, there is also a double glazed window to the side aspect. This room is fitted with two pendant light fittings; tiled flooring and tiled splash back.



## MASTER BEDROOM

**15' 3" x 11' 6" (4.65m x 3.53m)**

The master bedroom is located off the first floor landing, accessed via a wooden panelled door. This room offers a large uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting and ample space for double bed, wardrobe, chest of draws and dressing table.



## BEDROOM TWO

**9' 6" x 14' 5" (2.90m x 4.41m)**

The second double bedroom is also located off the first floor landing, accessed via a wooden panelled door. This room benefits from a uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; and ample space for a double bed, chest of draws and wardrobe.





## BATHROOM

**9' 4" x 10' 3" (2.85m x 3.13m)**

The bathroom is located off the first floor landing, accessed via a wooden panelled door. This room is fitted with a three piece white suite comprising of: A wall mounted hand wash basin with storage under and wall mounted mirror over; a recessed bath tub with tiled surround and a low-level WC. This room also offers a large shower cubicle with thermostatic shower system over and glazed sliding door; there is a uPVC double glazed frosted glass window to the rear aspect; tiled flooring and part tiled walls; finally there is a single panelled radiator and pendant light fitting.

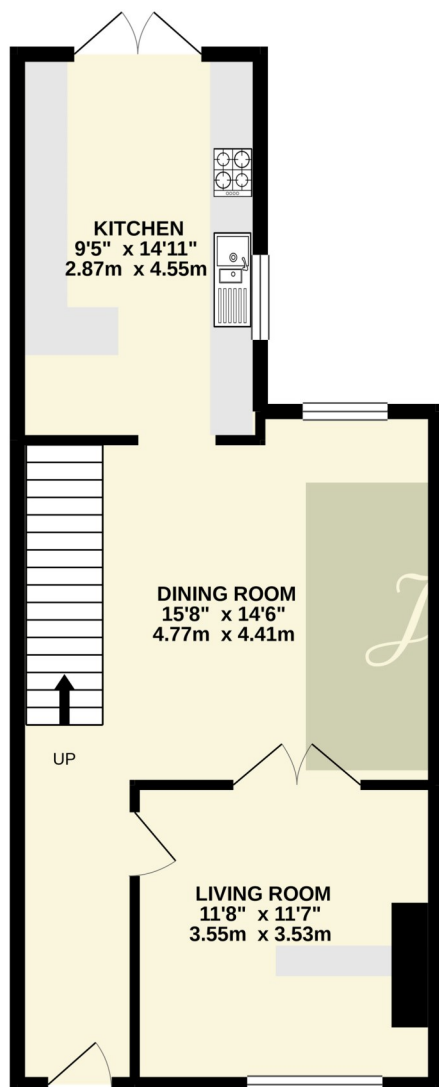
## EXTERNAL

To the front the property opens onto York Street, a quiet road of Victorian terrace houses, parking is offered on both sides of the street. This is not a through road and is therefore very quiet.

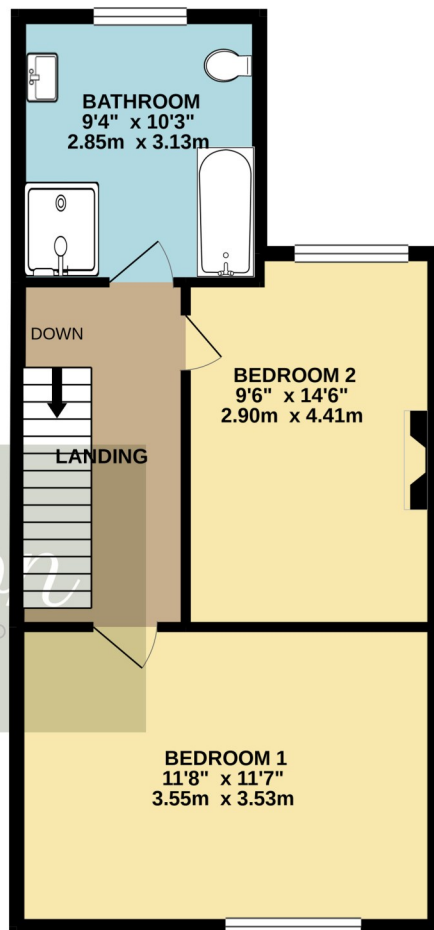
To the rear, one will find a paved patio garden which is enclosed by a brick wall. There are French doors leading into the patio from the kitchen area and the patio offers a gate leading to the rear alley and car park behind.



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1048 sq.ft. (97.4 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.
- 2. What is the internet speed like in this location?** In this location, full fibre to the door is available.
- 3. Have the owners had the boiler and electrics inspected recently?** Yes, a Gas Safety Certificate was completed within the last 12 months, and the electrics were last checked and a certificate issued in 2021.
- 4. How much is the council tax at this property?** The property is with Trafford Council and is in Band C, currently £1,885.16 per annum.
- 5. Is there a chain connected to the sale?** No, the property will be sold chain-free.