Thompson's Estate Agents

# Oakfield Street
Altrincham WA15 8HQ

## Offers in the Region Of £450,000



BEAUTIFULLY PRESENTED EXTENDED VICTORIAN TERRACE, IDEALLY POSITIONED IN THE HEART OF ALTRINCHAM, JUST A SHORT STROLL FROM THE TOWN CENTRE AND METROLINK. This charming Victorian terrace offers 1,248 sq ft of beautifully presented accommodation arranged over three floors, seamlessly blending period character with modern-day living. Ideally situated within easy walking distance of Altrincham's vibrant Market Quarter, Metrolink and an excellent range of shops, bars and restaurants, the property enjoys a superb location. The ground floor comprises a welcoming entrance hallway leading through to a spacious open-plan living and dining room with French doors opening onto the rear courtyard garden and a modern fitted kitchen overlooking the garden. The first floor offers two generous double bedrooms together with a modern family four piece bathroom fitted with a contemporary white suite. To the second floor you will find a generous sized master bedroom with patio doors overlooking the playing fields, a modern en-suite bathroom and eaves storage. Externally, the property benefits from residents' permit parking to the front. To the rear, a private, walled courtyard garden features a lawn creating an ideal low-maintenance space for outdoor dining and entertaining. A fantastic opportunity to acquire a characterful and stylish period home in a highly sought-after central Altrincham location. Viewings are by appointment only and can be arranged by contacting the office.





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**Entrance Hallway**
Composite door to the front with transom window above tiled flooring, ceiling light point, wall mounted radiator and carpeted stairs to the first floor.

**Lounge**
Large double glazed window to the front, laminate flooring, ceiling spot lights, wall mounted radiator, plug points, television point and decorative tiled fire place and surround.

**Dining Room**
Laminate flooring, ceiling spot lights, double glazed doors onto the rear garden, plug points, large understairs storage cupboard and access into the kitchen.

**Kitchen**
Chevron style vinyl flooring, ceiling spot lights, double glazed window to the side and rear, Velux window and door to the side. Fitted with a range of white wall and base units with roll top work surfaces and decorative tiled splash backs. Sink with drainer and mixer tap, four ring gas hob with over head extractor and eye level built in electric oven and grill. Space for washing machine, dryer and fridge freezer. Wall mounted vertical radiator and plug points. Combi boiler service annually.

**First Floor Landing**
Carpeted stairs and landing, ceiling light point and access to all first floor rooms.

**Bedroom Two**
Carpeted flooring, ceiling spot lights, wall mounted radiator, double glazed window to the rear, plug points and floor to ceiling wardrobes.

**Bedroom Three**
Carpeted flooring, ceiling spot lights, wall mounted radiator, two double glazed windows to the front plug points and floor to ceiling wardrobes.

**Family Bathroom**
A spacious bathroom complete with a four piece suite comprising of a shower cubicle, bath, handwash basin and pedestal W.C. Tiled flooring, and walls, double glazed window to the rear, ceiling spot lights and wall mounted radiator.

**Master bedroom**
Carpeted flooring, ceiling spot lights ,wall mounted radiator, double patio doors and Juliette balcony to the rear, two Velux Windows to the front, plug points and eaves storage.

**En-suite**
Three piece en-suite bathroom with walk in shower, pedestal W.C and handwash basin. Tiled flooring and half tiled walls and Velux window.

**Outside**
To the front of the property there is a low maintenance court yard with a brick built wall and wooden gate with a paved path leading to the front door. To the rear there is a spacious garden with pagoda and Indian stone patio with steps down from the patio doors, lawn, gravel boarders and gate to the rear.


Pixies


Oh THE PLACES you'll GO!

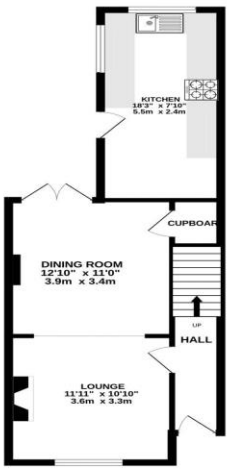



PIXIES





GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.




1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.




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2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.




WA15 8HQ

TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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