



Byrom Street | | Altrincham | WAI4 2EL

Guide price £525,000



SHEPPARD & CO

Byrom Street | Altrincham | WA14 2EL Guide price £525,000



- Spacious Accommodation Over Three Floors
- Beautifully Finished Throughout
- Over 1300 Sq Ft
- Three Double Bedrooms & Three Bathrooms
- Open Plan Living Dining Room
- Useful Study Area
- Off Road Parking
- Half Garage Space For Storage
- Walking Distance To Hale & Altrincham
- Catchment To The Areas Finest Schools
- No Onward Chain

A Stylish Three-Bedroom Townhouse with Courtyard Garden, Parking & Garage Space. Positioned on a highly sought-after street within easy walking distance of both Hale Village and Altrincham town centre, this superb modern townhouse offers beautifully presented, flexible living over three floors.

The ground floor features an inviting entrance hall, a contemporary fitted kitchen with integrated appliances, and a useful study area, ideal for home working. To the rear is a spacious open-plan living and dining room, with French doors opening onto a landscaped courtyard garden, creating an effortless flow between indoor and outdoor spaces.

Upstairs, the first floor hosts a generous principal bedroom with fitted wardrobes and a sleek en-suite, along with a further double bedroom and the modern family bathroom. The top floor provides a spacious third bedroom and a second well-appointed bathroom, perfect for guests, teens, or as an alternative workspace.

A rare feature for this location, the property includes off-road parking and a part garage space, currently used for storage and utility area.

With high-quality finishes throughout, stylish interiors, and a prime location close to excellent schools, transport links, and award-winning local amenities, this is a truly exceptional home in one of Cheshire's most desirable areas.

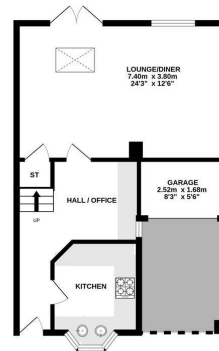
Viewing highly recommended.

DIRECTIONS - WA14 2EL

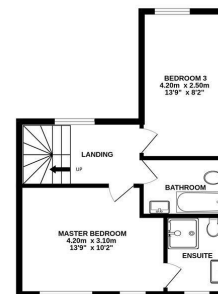
N.B. The appliances at this property have not been tested by ourselves.

Approved by the vendor and prepared with care, these details are believed to be accurate. However, in line with Property Misdescription legislation, buyers should make their own enquiries, view the property, and confirm all information independently.

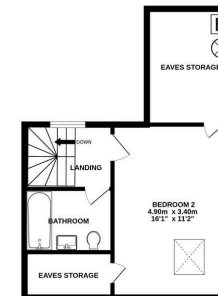
Ground Floor
45.4 sq.m. (489 sq.ft.) approx.



1st Floor
37.7 sq.m. (406 sq.ft.) approx.



2nd Floor
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 121.2 sq.m. (1305 sq.ft.) 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02025

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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