



Bold Street | | Altrincham | WA14 2ES

£495,000



SHEPPARD & CO

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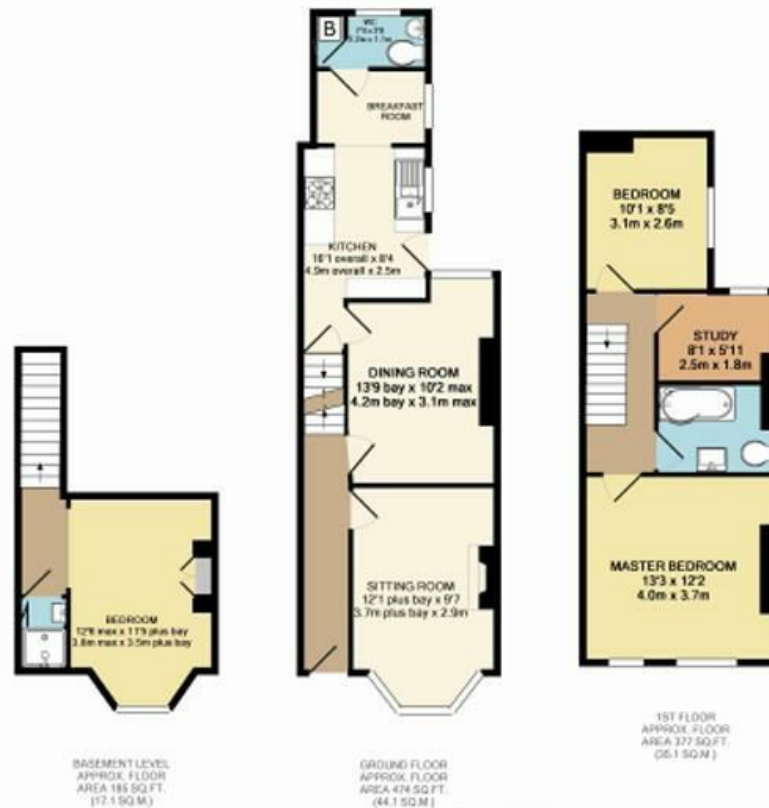
- Well presented period terrace
- Downstairs WC and Utility
- Walking distance to Hale & Altrincham
- No Onward Chain
- Two separate reception rooms
- Converted basement level
- Catchment to the areas finest schools

Positioned in a consistently popular location, ideally placed between Altrincham and Hale, this extended period terrace offers spacious and well-balanced accommodation arranged over three floors.

The ground floor comprises an entrance hall, living room, separate dining room and a breakfast kitchen, along with a WC/utility. A converted basement provides a further versatile reception space, ideal as a snug, home office or further bedroom.

To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a private courtyard garden to the rear. A well-located period home offering flexible living space in a highly convenient setting with no onward chain.



While every attempt has been made to ensure the accuracy of the floor plan, the dimensions of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	61	
(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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