



**61 OAKFIELD STREET | ALTRINCHAM**

**£425,000**

An attractive and beautifully presented mid terraced property with deceptively spacious accommodation that needs to be seen to be appreciated.

The accommodation briefly comprises front sitting room with exposed brick chimney breast, full width breakfast kitchen to the rear with access to the gardens, two double bedrooms and bathroom/WC to the first floor whilst the loft has been converted to create a principal suite with en-suite bathroom/WC.

Externally there is gated courtyard garden to the front whilst to the rear the gardens are paved for easy maintenance and enjoy a high degree of privacy.

Permit parking. Viewing is highly recommended.

POSTCODE: WA15 8HQ

## DESCRIPTION

Oakfield Street forms part of a popular residential location ideally positioned being adjacent to the shopping centre of Altrincham with its highly popular market quarter that contains a variety of establishments including small individual retailers and informal dining options. The Metrolink station is conveniently located over the road and provides a commuter service into Manchester and the area is also well placed for the surrounding network of motorways and lies within the catchment area of highly regarded primary and secondary schools.

Set back from the carriageway beyond a stone paved courtyard the accommodation features a superb sitting room to the front with a focal point of an exposed brick chimney breast whilst to the rear is a full width dining kitchen fitted with a comprehensive range of modern units and with door providing access to the attractive rear gardens. To the first floor there are two double bedrooms serviced by the modern family bathroom/WC. The accommodation is completed by the loft which has been converted to provide a principal bedroom with contemporary en-suite shower room/WC.

Externally there is a courtyard garden to the front as previously mentioned and the gardens to the rear are paved for easy maintenance and enjoy a high degree of privacy.

Externally there is permit parking to the front.

A superb property with deceptively spacious accommodation that needs to be seen to be appreciated.

## ACCOMMODATION

### GROUND FLOOR

#### CANOPY PORCH

#### SITTING/DINING ROOM

**20'5" x 10'7" (6.22m x 3.23m)**

With a focal point of an exposed brick chimney breast housing a feature fireplace with gas fire. Natural wood flooring. PVCu double glazed window to the front. Two radiators. Television aerial point. Telephone point.

#### BREAKFAST KITCHEN

**10'7" x 10'0" (3.23m x 3.05m)**

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating a Belfast style sink unit. Integrated Bosch double oven/grill and four ring gas hob. Stainless steel extractor hood. Plumbing for washing machine. Space for fridge freezer. Natural wood flooring. radiator. Tiled splashback. Wall mounted combination gas central heating boiler. PVCu double glazed door and window to the rear. Extractor fan.

### FIRST FLOOR

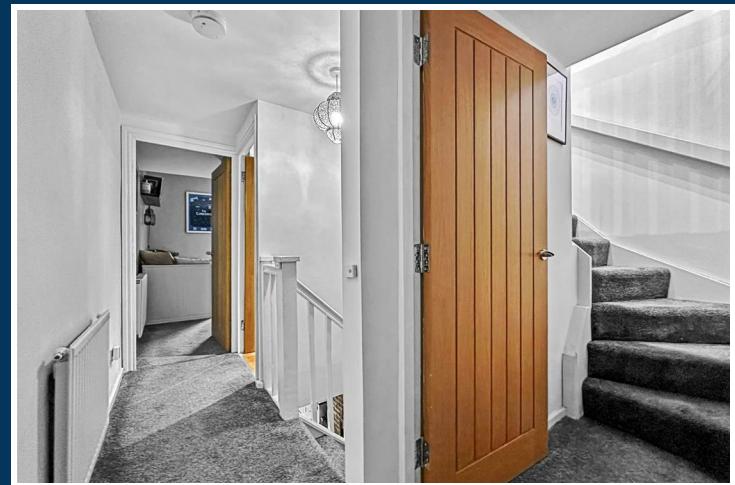
#### LANDING

Radiator. Stairs to second floor.

#### BEDROOM 2

**12'9" x 10'9" (3.89m x 3.28m)**

PVCu double glazed window to the front. Radiator.



## BEDROOM 3

10'8" x 7'0" (3.25m x 2.13m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

7'7" x 7'6" (2.31m x 2.29m)

Fitted with a white suite with chrome fittings comprising panelled bath with mixer shower, vanity wash basin and WC. Tiled floor. Tiled splashback. Extractor fan. Recessed low voltage lighting. Heated towel rail.

## SECOND FLOOR

### BEDROOM I

24'2" x 10'7" (7.37m x 3.23m)

A superb principal suite with two PVCu double glazed windows to the rear and Velux window to the front. Access to eaves storage area. Radiator. Recessed low voltage lighting.

### EN-SUITE

9'2" x 5'2" (2.79m x 1.57m)

With a contemporary white suite with contrasting black fittings comprising tiled shower enclosure with crittall style screen, wash hand basin and WC. Tiled walls and floor. Velux window to the front. Period style radiator with heated towel rail. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property there is a gated courtyard garden whilst to the rear the gardens are flagged for easy maintenance with fence borders and enjoying a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

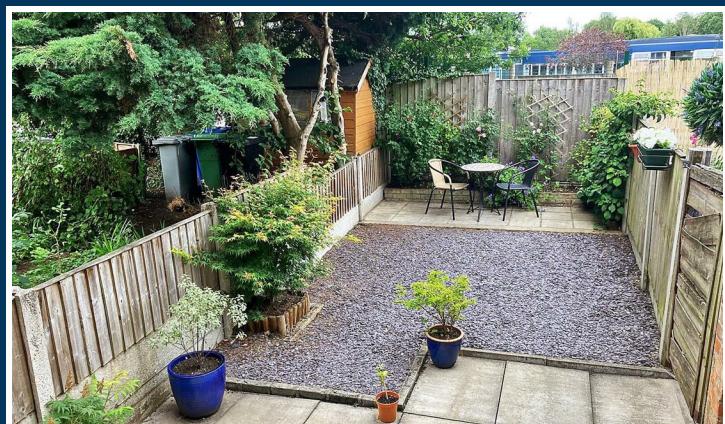
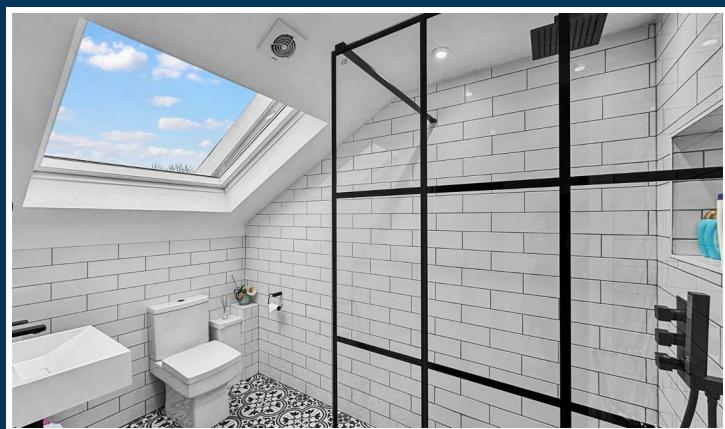
Trafford Band "B"

## TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

## NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

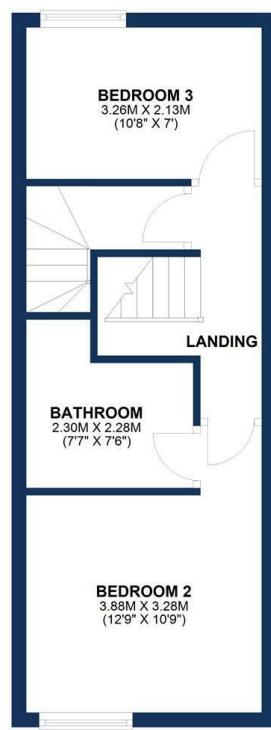


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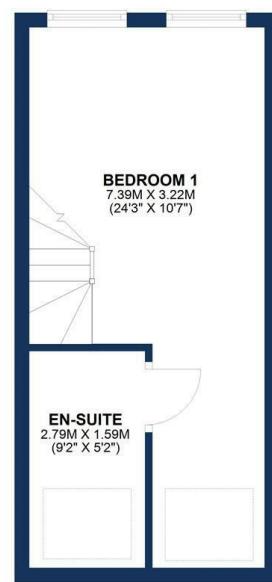
**GROUND FLOOR**  
APPROX. 30.2 SQ. METRES (324.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 30.2 SQ. METRES (324.9 SQ. FEET)



**SECOND FLOOR**  
APPROX. 23.8 SQ. METRES (256.3 SQ. FEET)



TOTAL AREA: APPROX. 84.2 SQ. METRES (906.0 SQ. FEET)

Floorplan for illustrative purposes only



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