

**THORNLEY  
GROVES**

**67 Oakfield Street**

Altrincham  
WA15 8HQ



- Superb Period Terrace
- Well Presented Accom.
- Highly Convenient Location
- Spacious Living Room
- Generous Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Garden & Yard
- No Chain

**£227,950**

16/18 Lloyd Street WA14 2DE

Tel: 0161 941 4111 Email: [altrincham@thornleygroves.co.uk](mailto:altrincham@thornleygroves.co.uk)

Visit [www.thornleygroves.co.uk](http://www.thornleygroves.co.uk) for the latest listings

Available with no chain, this is a superb period terraced house located within a highly convenient location and enjoys walking distance of the train/Metrolink station, shops and the increasingly popular Altrincham market and food court. There is also superb potential to build a ground or double storey extension at the rear if required (subject to the necessary planning permission).

Altrincham town centre offers an excellent range of shopping and recreational facilities including Marks & Spencer, House of Fraser, Debenhams, Waterstones, Tesco and Sainsbury's. Trafford benefits from highly regarded schools for children of all ages, both in the public and private sectors. For commuters, the motorway links providing nationwide access lie within a ten minute drive and Manchester International Airport is just a fifteen minute drive away.



## LIVING ROOM

Accessed via a hardwood front door with frosted half moon glazed insert and half moon glazed window above. uPVC double glazed window. Double radiator. Open grate feature fireplace. TV point. Telephone point. Meter cupboard. Wooden laminate flooring.

## INNER HALLWAY

Wooden laminate flooring. Stairs leading to the first floor.

## DINING ROOM

With a uPVC double glazed window. Open grate feature fireplace. Wooden laminate flooring. Understairs storage cupboard. Double radiator.

## KITCHEN

Fitted with wall and base units. Butcher's block effect work surfaces. Stainless steel sink and drainer with mixer tap. Stainless steel extractor hood with a 4-ring stainless steel gas hob beneath and integrated electric oven and grill. Space and plumbing for a washing machine. Space for a fridge. Skylight. Splash back tiles. Ceramic tiled floor. uPVC double glazed window. Hardwood door to the rear garden.

## FIRST FLOOR LANDING

L- shaped landing with loft access.

## BEDROOM ONE

A spacious double bedroom with a uPVC double glazed window. Double radiator.

## BEDROOM TWO

The second double bedroom with a uPVC double glazed window. Radiator. Excellent space to create a fitted wardrobe.

## BATHROOM

White low level WC. Pedestal wash basin with chrome mixer tap. Panelled bath with chrome taps and Triton T80s shower over. White splash back tiles. Ceramic tiled floor. Chrome heated towel rail. uPVC frosted double glazed window.

## GENERAL DESCRIPTION OUTSIDE

To the front of the property, there is a low maintenance designed garden which is paved with mature shrubs and bushes. The property is accessed via a picket fence gate which opens to a pathway extending to the front door. The front garden is enclosed by a brick boundary wall. To the rear, there is a paved patio area with garden shed and outside cold water supply. A gate opens to an excellent sized rear garden that is currently decked for ease of maintenance and boasts ample space for a large garden table and chairs. The rear is enclosed by fencing and due to the property backing onto the highly sought after St Vincent's School, it boasts a fantastic degree of privacy.

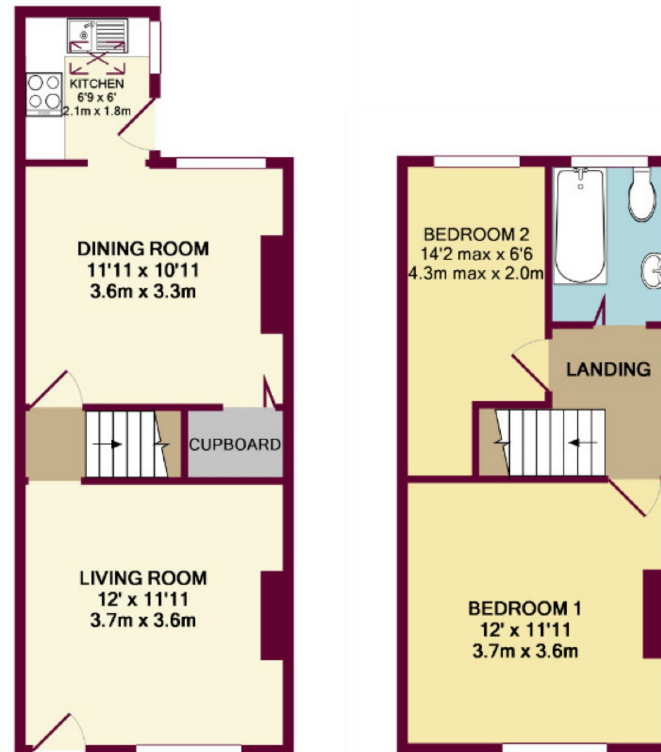
## TENURE & COUNCIL TAX

This property is freehold and free from chief rent and is in the Trafford Borough, Council tax - Band B (£1,044.86 pa).

## DIRECTIONS

From our office in Altrincham, proceed away from the Town Centre over the Tesco Bridge and at the lights, bear left into Manor Road. Pass through the next two sets of lights into Oakfield Road, passing the Leisure Centre on the left hand side. Take the next right into Oakfield Street where the property will be identified by the Thornley Groves 'For Sale' board.





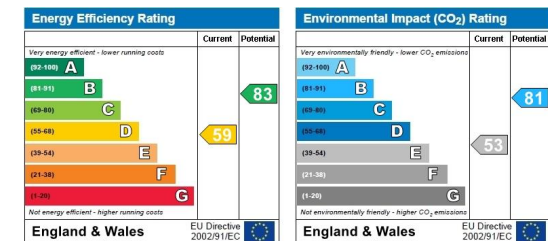
GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Thornley Groves do not test appliances or services in the property we are marketing, it is for the purchaser to carry out any checks they deem necessary prior to purchase. Nothing herein contained shall be warranty or condition and neither the vendor nor ourselves will be liable to the purchaser in respect of any misstatement or misrepresentation made at or before the date hereof by the vendor his servant agents or otherwise. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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**Tel: 0161 245 1111**

**Manchester Northern Quarter**  
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**Tel: 0161 245 1111**

**Manchester Southern Gateway**  
25 Whitworth St West M1 5ND  
**Tel: 0161 245 1111**

**Salford City Point**  
150 Chapel Street M3 6AF  
**Tel: 0161 245 1111**

**Swinton**  
46 Chorley Road M27 5AF  
**Tel: 0161 728 3358**

**Urmston**  
2 Higher Road M41 9BQ  
**Tel: 0161 748 4111**

**Sale**  
100 School Road M33 7XB  
**Tel: 0161 962 4111**

**Altrincham**  
16/18 Lloyd Street WA14 2DE  
**Tel: 0161 941 4111**

**Hale**  
213 Ashley Road WA15 9TB  
**Tel: 0161 941 4111**

