



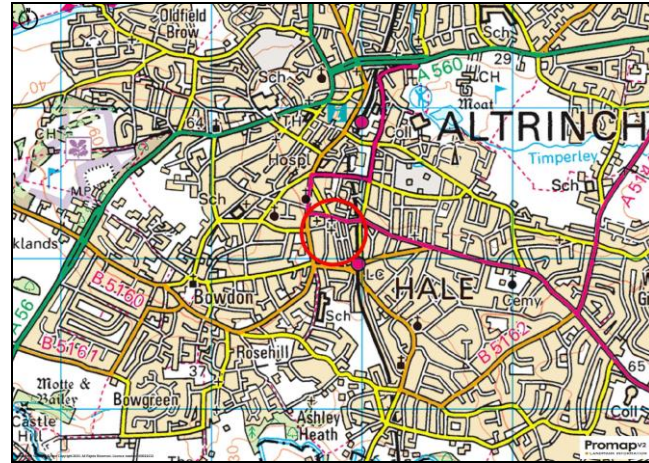
HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

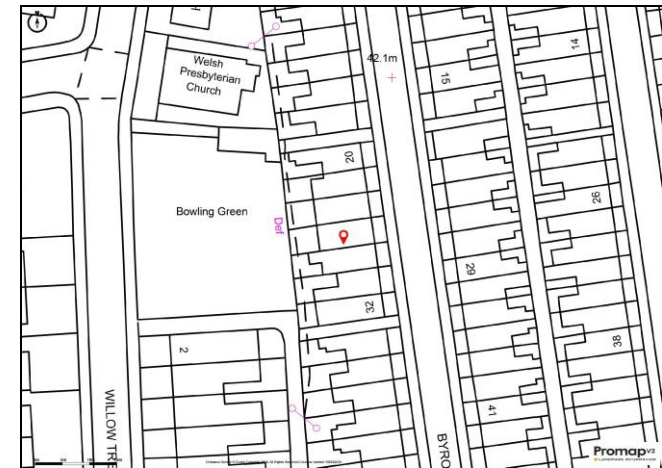
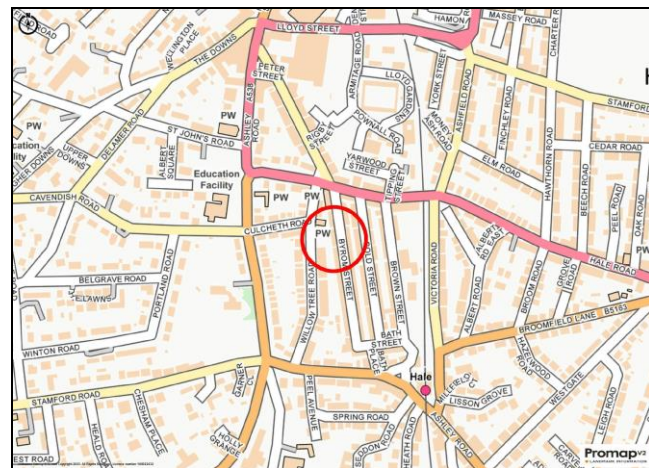


INDEPENDENT ESTATE AGENTS

location

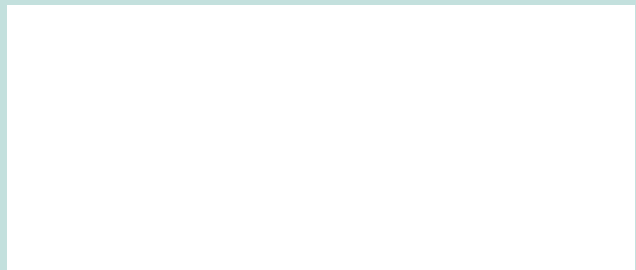


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station. Proceed over the level crossing and turn right at the Millennium Clock and follow the road around into Bath Street. At the end of Bath Street, turn right into Byrom Street and the property can be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

26 Byrom Street Altrincham, Cheshire, WA14 2EN



A STUNNING VICTORIAN TERRACE ARRANGED OVER THREE FLOORS WITH SUNNY ASPECT COURTYARD ON THE B STREETS, IDEAL FOR HALE AND ALTRINCHAM. 1050sqft.

Hall. Lounge. Dining Room. Family Room. Kitchen. Two Double Bedrooms. Bathroom. Courtyard. Permit Parking.

“ A stunning home ”

£450,000

in detail



A beautifully appointed, comprehensively updated and improved, bay fronted Victorian Terraced property, with accommodation arranged over Three Floors including Converted Cellars with generous 7ft high ceiling heights.

The property has been extended to the Ground Floor with the Kitchen having French doors which give access to the stunning, landscaped Garden, and has superbly styled Kitchen and Bathroom fittings, with the Bathroom literally just been installed.



The property enjoys probably one of the best positions on the ever popular 'B-Streets' since it backs onto the open space of a bowling green to the rear and these properties in particular have Gardens which enjoy a West facing, therefore sunny aspect.

The location on the ever popular 'B-Streets' is within a moments walk of Hale Village and Altrincham Town Centre with its wide range of restaurants, bars and shops on the doorstep, in addition to being close to the popular Market Quarter and the Metrolink.

Whilst the property has been updated and improved it still retains a wealth of period features which add to the charm of the property with stripped floorboards, attractive cast iron fireplaces, panelled internal doors and originals sash windows.

The accommodation provides a Hall, Lounge, Dining Room and extended Kitchen to the Ground Floor, Two good sized Double Bedrooms served by a Family Bathroom to the First Floor and the Lower Ground Floor features a Family Room or Bedroom Three with Utility space and a WC.

This is really one of the best examples of a most popular style of property.

Comprising:

Hall with 9' high corniced ceiling and a staircase rises to the First Floor. Stripped and stained floorboards.

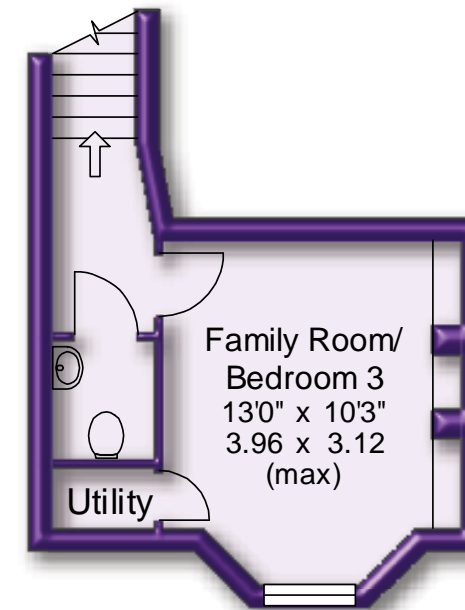
Lounge with bay window to front elevation and there is a cast iron fireplace with open fire to the chimney breast. Built in shelving and cupboards to either side of the chimney breast recess. Stripped and stained floorboards.

Dining Room with built in storage units to either side of the chimney breast recesses. Stripped and stained floorboards. Coved ceiling.

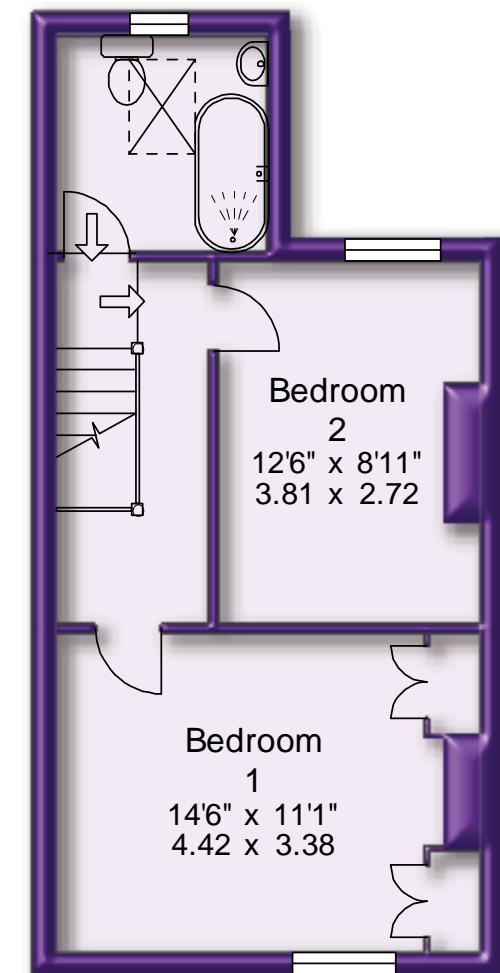
An opening leads to the Kitchen with part vaulted ceiling with inset Velux window and French doors overlook and provide access to the delightful Garden to the rear. The Kitchen is fitted with an extensive range of contemporary high gloss base and eye level units with worktops over, inset into which is a sink and drainer unit with mixer tap over and tiled splash back. Natural marble flooring. Pantry cupboards.

To the Lower Ground Floor is the Family Room/Bedroom Three. A highly versatile room which could also be utilized as a Home Study and has been thoughtfully converted with generous 7ft high ceiling heights, considerably more generous than typical with properties of this type. Window to the front elevation. Built in storage along one wall.

Utility cupboard. WC with modern white suite.

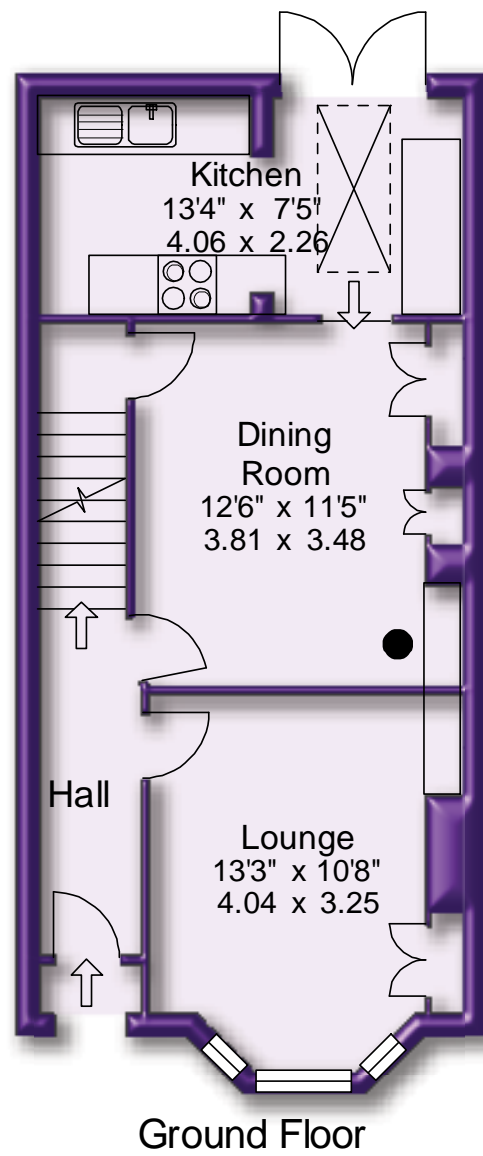


Lower Ground Floor



First Floor

Approx Gross Floor Area = 1050 Sq. Feet
= 97.5 Sq. Metres



in detail



To the First Floor Landing there is access Two excellent Double Bedrooms and a Family Bathroom. Loft access point.

Bedroom One with sash window to the front elevation and there are built in wardrobes to either side of the chimney breast recess. Coved ceiling.

The Second Bedroom is larger than average with sash window to the rear overlooking the Garden and bowling green beyond. Dado rail surround.



The Bedrooms are served by the superbly styled, contemporary Bathroom with part vaulted ceiling, with inset Velux window and fitted with a white suite and on trend black fittings, providing a double ended bath with thermostatic shower over with dual attachments, 'drench' shower head and glazed screen, wall hung vanity wash hand basin with toiletry cupboards below and WC. Tiling to the walls and floor. Towel radiator.

Externally, the property enjoys a Garden frontage, retained from the road by way of a dwarf sandstone wall.

To the rear, there is a delightful West facing, beautifully landscaped Courtyard Garden. This is one of only a handful of Gardens on the 'B-Streets' that isn't overlooked, creating a uniquely private space. There is a tiled patio area adjacent to the back of the house, accessed via the French doors from the Kitchen. Beyond, the Garden is laid with premium artificial grass, enclosed within high-end cedar cladding and full-width rendered built-in planter. A bespoke and spacious store with cedar shingle roof has room for x3 bikes along with additional storage.

A stunning example of a most popular style of property.

