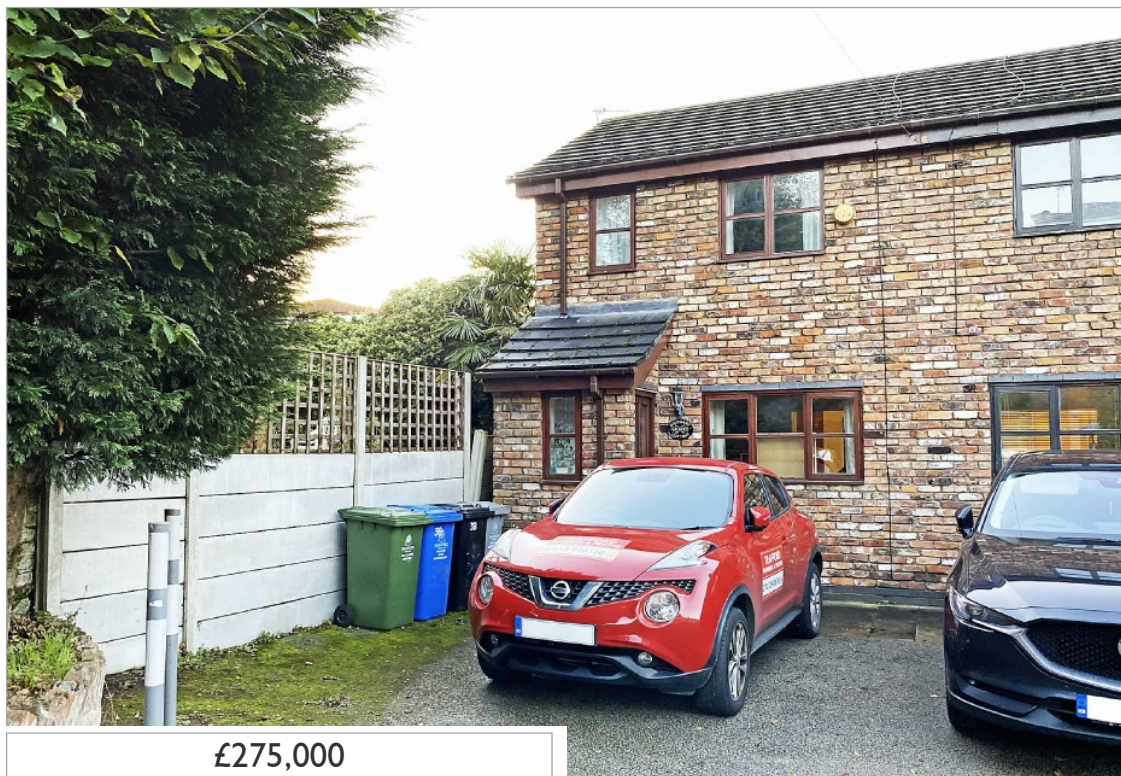


**38 YORK STREET, ALTRINCHAM**



**£275,000**



**A Semi Detached Cottage Style House In An excellent Location**

A semi detached cottage style house situated at the head of the cul de sac with both car parking and garage. Reception area, sitting room, dining room, fitted kitchen, two bedrooms, bathroom/WC. Gas central heating.

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**TIMPERLEY**

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T: 0161 904 0654

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## DIRECTIONS

**POSTCODE: WA15 9QH**

Travelling from our Hale office proceed over the level crossing and to the traffic lights. Turn right onto Ashley Road, over the mini roundabout and into Altrincham. At the traffic lights turn right onto Lloyd Street, through the traffic lights, over the bridge and at the next lights turn right and right again into York Street.

## DESCRIPTION

Built about 30 years ago this attractive semi detached house occupies an enviable position at the head of a quiet cul de sac and benefits from both parking to the front and a brick/tile semi detached garage.

Just a few hundred yards away is the shopping centre of the market town of Altrincham and Metrolink railway station providing a commuter service into Manchester and surrounding areas.

Built in "Cheshire Brick" this cottage style house benefits from gas fired central heating and double glazing.

The accommodation includes a reception area, sitting room with archway through to the dining room from which a French window opens into the garden. There is also access to the adjacent fitted kitchen.

To the first floor are two excellent bedrooms and bathroom/WC.

The property is currently let and represents an excellent investment opportunity in such an ideal location.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION AREA

**4'0" x 3'3" (1.22m x 0.99m)**

Hardwood panelled/glazed door.

#### SITTING ROOM

**13'8" x 10'2" (4.17m x 3.10m)**

With the spindle balustrade staircase returning to one side. Radiator. Wide opening to:

#### DINING ROOM

**9'6" x 6'10" (2.90m x 2.08m)**

Double opening double glazed French windows to the garden. Widen opening to the:

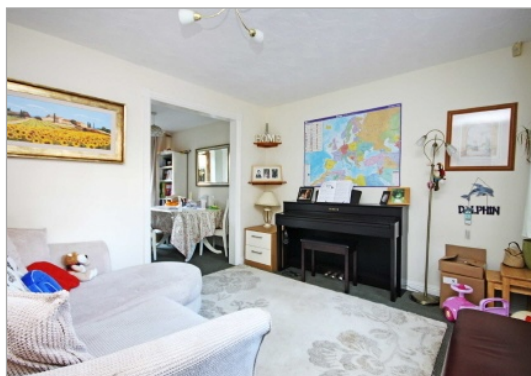
#### KITCHEN

**9'3" x 6'9" (2.82m x 2.06m)**

Inset single drainer stainless steel sink to heat resistant work surface with cupboards beneath. Matching range of cupboards and drawers and integrated electric hob with extractor above and built under oven/grill. Tiled surround. Wall mounted gas central heating boiler. Tiled floor.

### FIRST FLOOR

### LANDING



## **BEDROOM 1**

**13'5" x 9'5" overall (4.09m x 2.87m overall)**

Mirror fronted wardrobes containing hanging rails and shelving. Radiator.

## **BEDROOM 2**

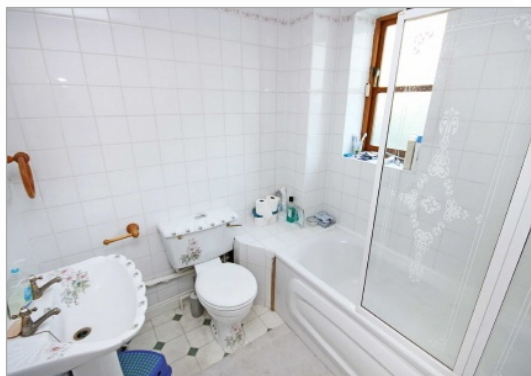
**10'3" x 6'3" (3.12m x 1.91m)**

Fitted wardrobe and chest of drawers. Radiator.

## **BATHROOM**

**7'0" x 6'7" (2.13m x 2.01m)**

Tiled walls, white panelled bath with shower and screen above, pedestal wash basin and low level WC. Vinyl flooring. Radiator.



## **OUTSIDE**

Parking for two cars.

## **BRICK/TILE GARAGE**

Up and over door.

## **SERVICES**

All main services are connected.

## **POSSESSION**

Vacant possession upon completion.

## **COUNCIL TAX**

Band "C"

## **TENURE**

We understand the property to be Freehold. This should be verified by your Solicitor.

## **NOTE**

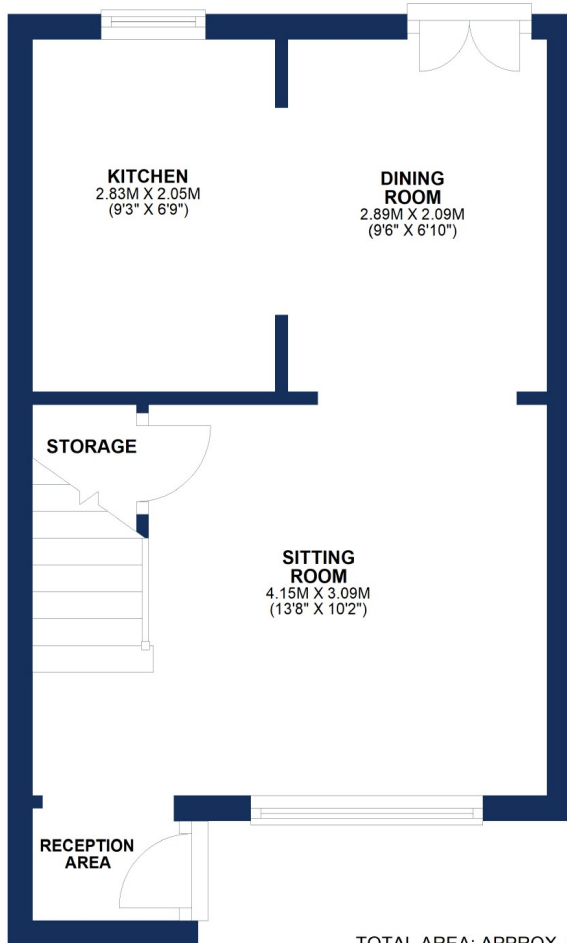
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.

## **EPC**

Available upon request.

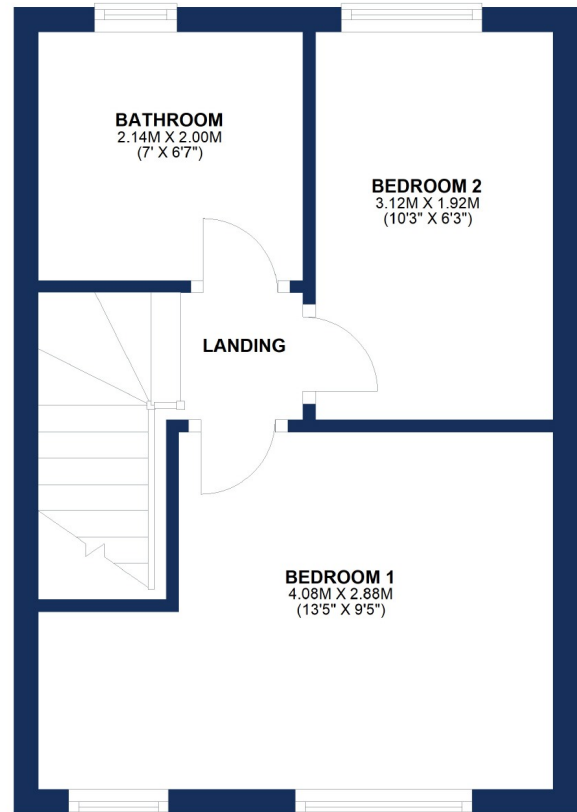
### GROUND FLOOR

APPROX. 25.9 SQ. METRES (279.2 SQ. FEET)



### FIRST FLOOR

APPROX. 25.3 SQ. METRES (272.8 SQ. FEET)



TOTAL AREA: APPROX. 51.3 SQ. METRES (552.0 SQ. FEET)

Floorplans For Illustrative Purposes Only

### VIEWING

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



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