

46 HART STREET | ALTRINCHAM OFFERS IN THE REGION OF £450,000

NO ONWARD CHAIN

A bay fronted Victorian terraced house arranged over three floors and positioned in an ever-popular locality. The beautifully presented accommodation briefly comprises recessed porch, entrance hall, sitting room opening onto a dining room with feature fireplace and French windows to the rear, contemporary fitted kitchen with integrated appliances, basement with storage and currently used as an office, two double bedrooms and superbly appointed bathroom/WC with walk-in shower. Gas fired central heating and PVCu double glazing. Private landscaped courtyard with covered seating area. Block paved driveway providing off road parking. Close proximity to the town centre and Metrolink station. Further potential subject to approval.

POSTCODE: WA14 1JW

DESCRIPTION

Hart Street forms part of a popular residential locality containing terraced houses mainly of similar age and varying design all of which combines to create an attractive setting. Approximately ¼ mile distance is the shopping centre of the market town of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

The accommodation benefits from gas fired central heating together with PVCu double glazing throughout whilst retaining original period features such as coved cornices combined with tall ceilings and well proportioned rooms.

The beautifully presented interior is approached beyond a recessed porch and welcoming entrance hall with engineered wood flooring which continues into each of the reception rooms. Positioned to the front there is an elegant sitting room with angular bay window, whilst toward the rear there is a spacious dining room with wood burning stove and French windows open onto a terrace which is ideal for entertaining during the summer months. The stunning contemporary kitchen is fitted with high gloss units complemented by quartz work surfaces and range of integrated appliances. In addition, the basement provides useful storage and the much improved chamber is currently used as an office.

At first floor level an excellent double bedroom allows ample space for furniture. There is a further double bedroom and sumptuous bathroom/WC complete with freestanding bath, luxurious walk-in shower and underfloor heating.

Subject to the relevant approval further potential exists within the loft space, as similar local properties have created a double bedroom and en suite shower room/WC.

The private courtyard is certainly a feature and incorporates a grey porcelain paved terrace surrounded by a fence/wall perimeter and importantly with a secluded seating area set beneath a translucent roof. Furthermore there is gated access to the shared alleyway and therefore no right of way across the garden from neighbouring properties. In addition, the block paved driveway provides off road parking.

ACCOMMODATION: GROUND FLOOR

RECESSED PORCH

Opaque double glazed/panelled wood grain effect composite front door and matching transom light.

ENTRANCE HALL

Staircase the first floor. Space for hanging coats and jackets. Engineered wood flooring. Coved cornice.

SITTING ROOM

14'1" x 11'3" (4.29m x 3.43m)

PVCu double glazed bay window to the front. Engineered wood flooring. Coved cornice. Radiator.

DINING ROOM

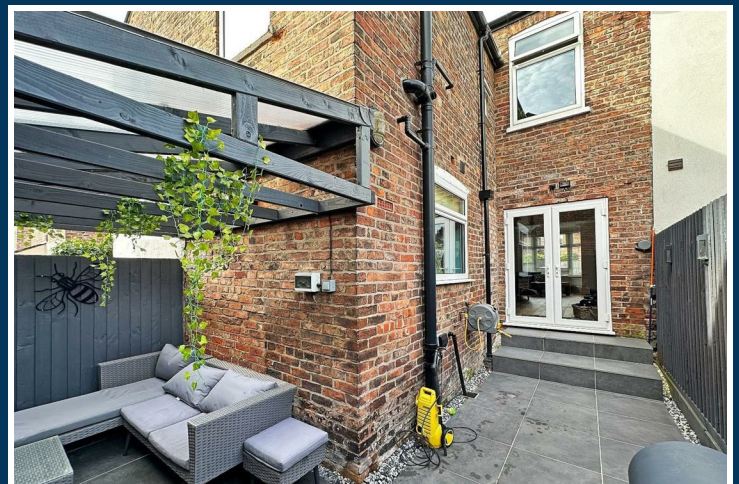
12'2" x 12'1" (3.71m x 3.68m)

Multi-fuel/wood burning stove set within a tiled surround and hearth. PVCu double glazed French windows to the rear. Engineered wood flooring. Radiator.

KITCHEN

12'9" x 7'10" (3.89m x 2.39m)

Fitted with high gloss grey wall and base units beneath quartz work surfaces/up-stands and undermount composite sink with mixer tap. Integrated appliances include an electric fan oven/grill, microwave oven, induction hob with quartz splash-back and angular cooker hood above, fridge/freezer and dishwasher. Concealed recess for an automatic washing machine. PVCu double glazed window to the side. Tiled floor. Plinth heater.



BASEMENT: OFFICE

12'4" x 8'6" (3.76m x 2.59m)

PVCu double glazed window with integrated blind to the front. Laminate wood flooring. Recessed LED lighting. Radiator.

STORAGE AREA

Useful store place within the hall with light supply.

FIRST FLOOR: LANDING

Turned spindle balustrade. Access to the fully boarded loft space via a folding ladder.

BEDROOM ONE

15'5" x 11'9" (4.70m x 3.58m)

PVCu double glazed window to the front. Radiator.

BEDROOM TWO

12'4" x 9'7" (3.76m x 2.92m)

PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BATHROOM/WC

12'9" x 7'10" (3.89m x 2.39m)

Fitted with a white/matt black suite comprising free standing oval bath with floor mounted mixer/shower tap, semi recessed vanity wash basin with mixer tap and low-level WC with concealed cistern. Deep walk-in shower with thermostatic rain shower plus handheld attachment and tiled walls beyond a glass screen. Access to the fully boarded loft space and wall mounted gas fired central heating boiler via a retractable ladder. Opaque PVCu double glazed window to the side and rear. Tiled floor. Recessed LED lighting. Extractor fan. Underfloor heating. Heated towel rail.

OUTSIDE

Driveway providing off road parking and permit parking is also available.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

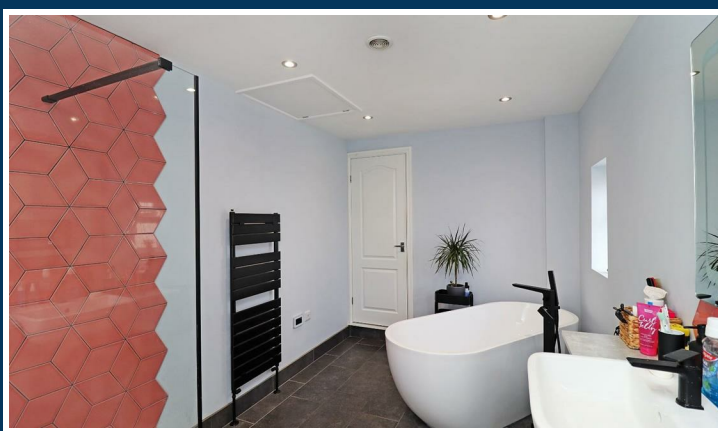
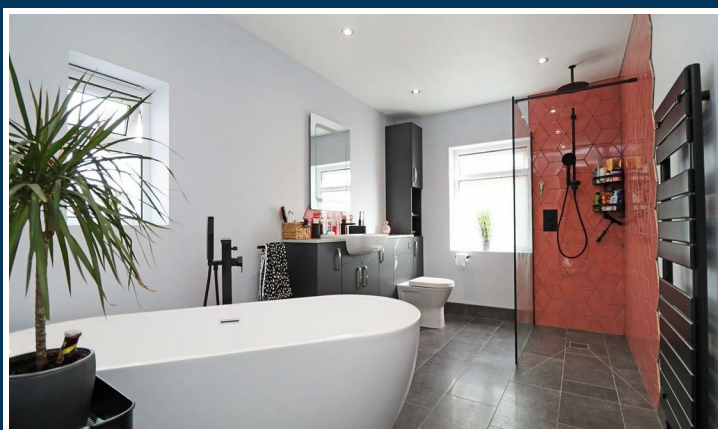
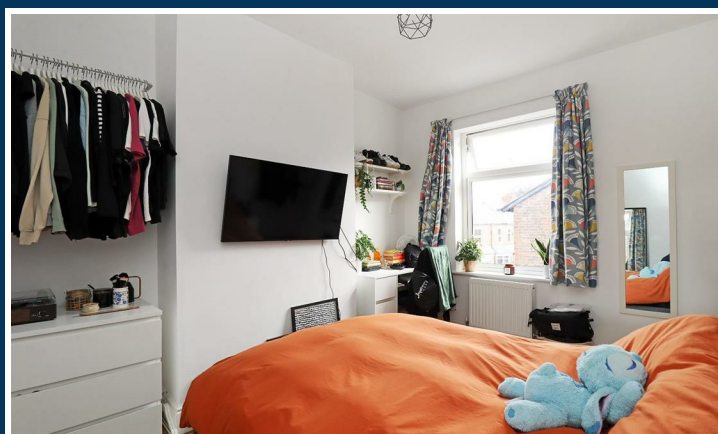
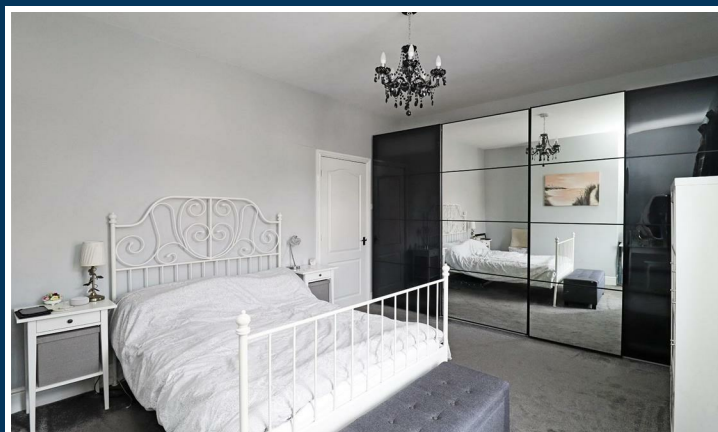
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

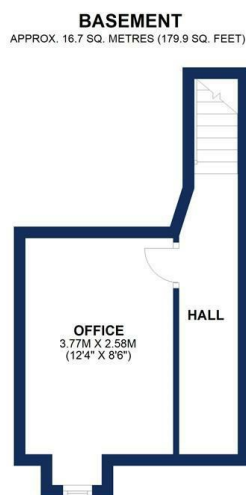
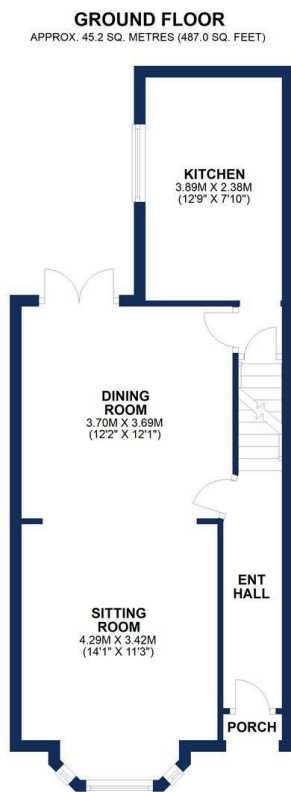
Band C

NOTE

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



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TOTAL AREA
APPROX 105.9 SQ. METRES (1139.7 SQ. FEET)
Floorplans For Illustrative Purposes Only



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