

19 HARCOURT ROAD | ALTRINCHAM

OFFERS OVER £425,000

This immaculate period terraced property is presented to the highest of standard and needs to be seen to be appreciated. The accommodation is approached via a recessed porch which leads onto the welcoming entrance hall. From the entrance hall there is an open plan sitting/dining room which in turn leads onto an impressive breakfast kitchen with double doors leading to the rear courtyard. To the first floor there are three excellent bedrooms serviced by the bathroom/WC fitted with a contemporary suite. To the front of the property is a courtyard garden whilst to the rear the courtyard has gated access on a communal lawned area. Ideally located within easy reach of the Metrolink station and Altrincham town centre. Viewing is essential.

POSTCODE: WA14 1NR

DESCRIPTION

Harcourt Road forms part of a popular residential locality containing terraced houses mainly of similar age and varying design combining to create an attractive setting. Approximately 1/4 mile distant is the shopping centre of the market town of Altrincham with its highly popular market hall containing 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 superbly presented interior is approached beyond a recessed porch and a welcoming entrance hall provides access onto the reception rooms. Positioned towards the front is a sitting room with fitted storage units and natural wood flooring and opening onto a separate dining room with a focal point of a raised fireplace. Beyond the dining room is an impressive breakfast kitchen fitted with a comprehensive range of grey units complete with breakfast bar and with double doors leading onto the rear courtyard garden.

At first floor level there are three excellent double bedrooms, the master with a focal point of a cast iron fireplace. Completing the accommodation is the bathroom/WC fitted with a contemporary white suite with chrome fittings and with under floor heating.

To the front of the property is a courtyard garden whilst to the rear is a similar courtyard garden with gated access leading onto a communal lawned area.

Viewing is essential to appreciate the standard of accommodation on offer and also the position.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Leaded and glass panelled hardwood front door. Dado rail. Tiled floor. Stairs to first floor. Recessed low voltage lighting.

OPEN PLAN SITTING/DINING ROOM COMPRISING

SITTING ROOM

13'11" x 11'6" (4.24m x 3.51m)

With natural wood flooring. Fitted storage units. Sash window to the front. Radiator.

DINING ROOM

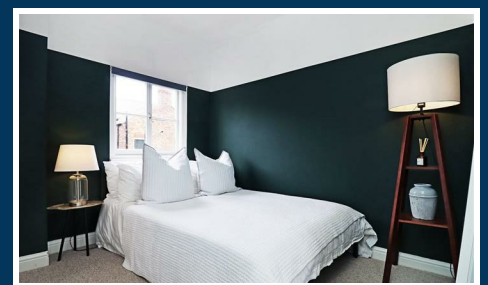
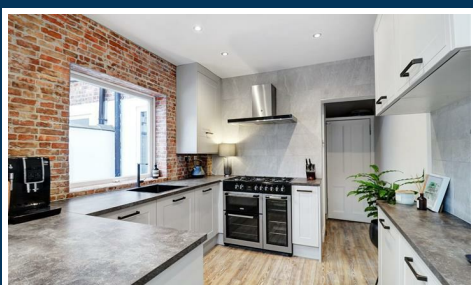
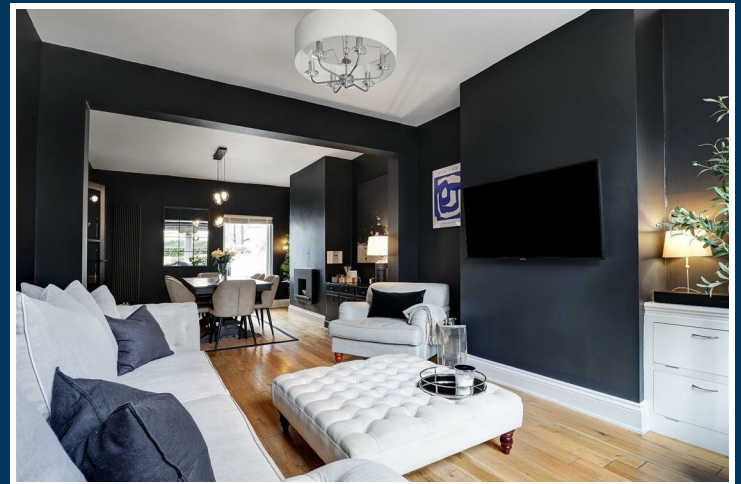
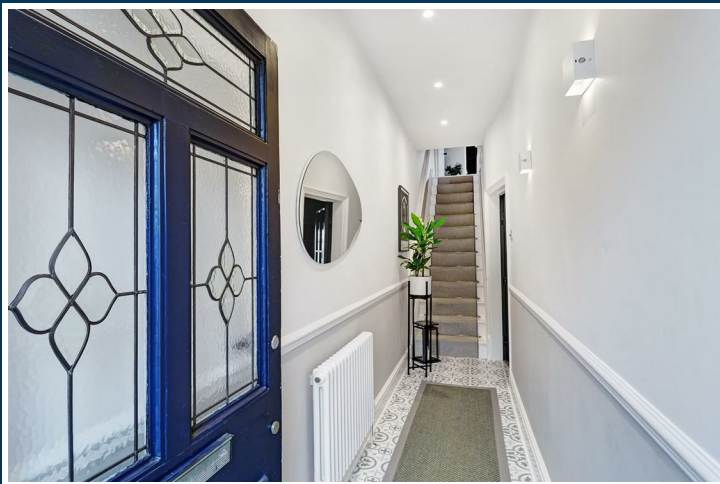
13'6" x 12'1" (4.11m x 3.68m)

With a focal point of a raised fireplace. PVCu double glazed window to the rear. Natural wood flooring. Radiator.

BREAKFAST KITCHEN

18'8" x 8'9" (5.69m x 2.67m)

Fitted with a recently installed comprehensive range of grey wall and base units with heat resistant work surface over incorporating stainless steel sink unit plus breakfast bar. Space for Range oven and fridge freezer. Integrated dishwasher and washing machine. Stainless steel extractor hood. PVCu double glazed window to the side. PVCu double glazed double doors provide access to the rear courtyard garden. Cupboard housing combination gas central heating boiler. Laminate flooring. Radiator. Velux window to the rear. Recessed low voltage lighting. Amtico flooring. Access to under stairs storage cupboard.



FIRST FLOOR

LANDING

Stripped and painted floor boards. Dado rail. Loft access hatch with pull down ladder to partially boarded loft space.

BEDROOM 1

15'3" x 12'1" (4.65m x 3.68m)

With two sash windows to the front. Focal point of a period style cast iron fireplace. Radiator.

BEDROOM 2

9'7" x 7'10" (2.92m x 2.39m)

Sash window to the rear. Fitted storage cupboard/wardrobe. Radiator.

BEDROOM 3

9'0" x 8'9" (2.74m x 2.67m)

With window to the rear. Fitted wardrobe. Radiator.

BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Fully renovated January 2023 and fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, Roka WC and vanity Roka wash basin. Heated towel rail. Under floor heating. Tiled walls and floor. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property is a courtyard garden leading to the recessed porch. To the rear is a flagged courtyard garden with gated access leading onto a communal lawned area. The rear courtyard benefits from hot and cold water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

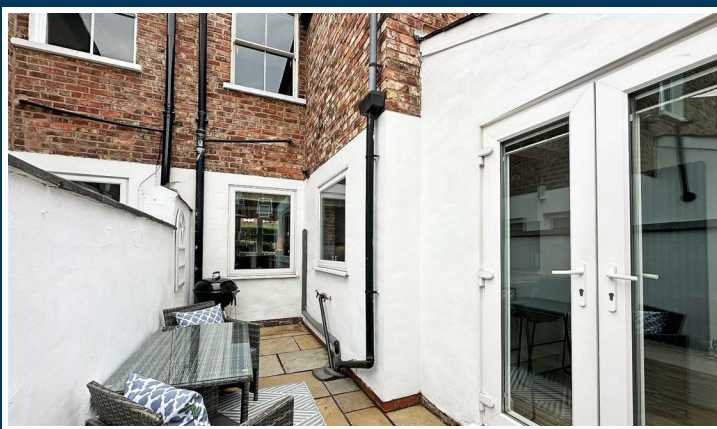
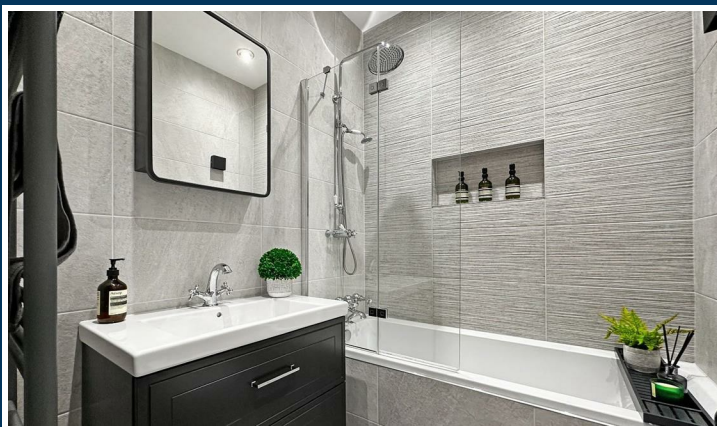
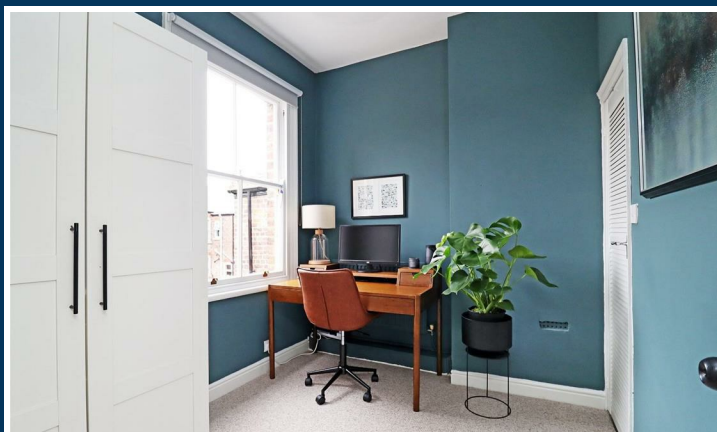
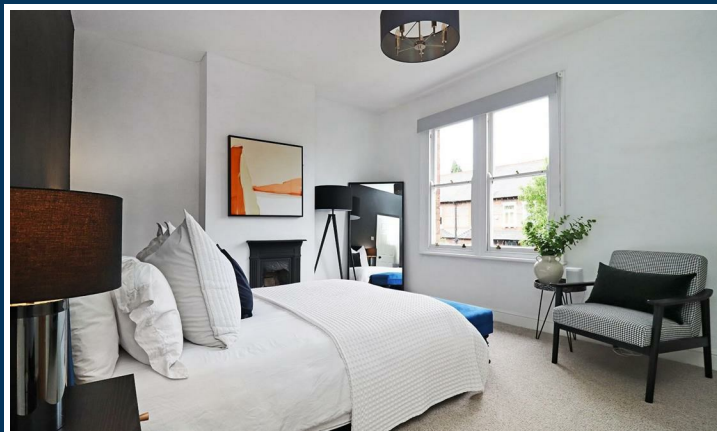
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TENURE

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. 52.9 SQ. METRES (569.2 SQ. FEET)



FIRST FLOOR

APPROX. 44.2 SQ. METRES (475.9 SQ. FEET)



TOTAL AREA: APPROX. 97.1 SQ. METRES (1045.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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