



50 BOLD STREET | ALTRINCHAM

OFFERS IN THE REGION OF £350,000

NO ONWARD CHAIN

A Victorian end of terrace house in a highly sought after location presenting an excellent opportunity to re-model to individual taste. The accommodation briefly comprises sitting room with feature fireplace, rear dining room, fitted kitchen with access to the gardens, two excellent double bedrooms and bathroom/WC. Cellar and loft ideal for conversion, subject to obtaining the relevant permission.

Gas fired central heating and PVCu double glazing. Permit parking. Much further potential and viewing is highly recommended.

POSTCODE: WA14 2ES

DESCRIPTION

Built in the latter part of the Victorian era this spacious end of terrace house forms part of a highly favoured locality ideally placed approximately equidistant between the village of Hale with its range of fashionable restaurants and individual shops and the town of Altrincham with its highly popular Market House and Metrolink commuter service into Manchester. The property is also well placed for access to the surrounding network of motorways and Manchester Airport and lies within the catchment area of highly regarded secondary and primary schools.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings and decorative mouldings.

To the front there is a spacious sitting room with the focal point of an open fireplace, whilst toward the rear a well proportioned dining room overlooks the rear garden and leads onto a fitted kitchen with Shaker style units which in turn provides access to the private rear courtyard.

The basement comprises one main chamber and together with the loft space offers an excellent opportunity to increase the living space, subject to obtaining the relevant approval.

At first floor level there are two excellent double bedrooms and generous bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the property is set back beyond a forecourt and at the rear there is an attractive walled courtyard with gated access to the carriageway. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon. Permit parking is also available.

A superb opportunity and, although in need of refurbishment, offers a great deal of potential and an opportunity to remodel to individual taste.

ACCOMMODATION: GROUND FLOOR

ENTRANCE

Hardwood panelled door with fan light window above set within a brick arch.

SITTING ROOM

15'5" x 13'1" (4.70m x 3.99m)

Period style fireplace surround with tiled insert and hearth. PVCu double glazed window to the front. Coved cornice. Ceiling rose. Radiator.

INNER HALL

Staircase to the first floor.

DINING ROOM

12' x 10'2" (3.66m x 3.10m)

Shelving to the chimney breast recess. PVCu double glazed window to the rear. Staircase to the cellar.

KITCHEN

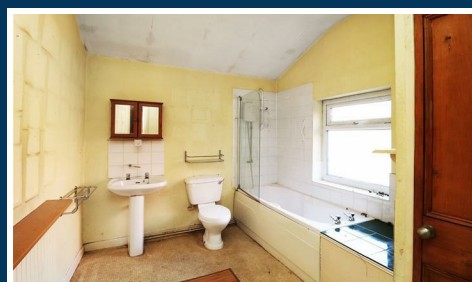
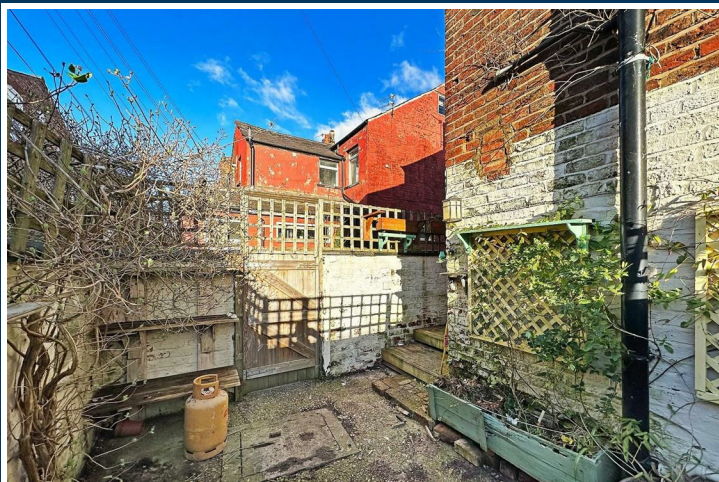
10'1" x 8'6" (3.07m x 2.59m)

Fitted with Shaker style wall and base units beneath tiled work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker and automatic washing machine. Space for a fridge/freezer. PVCu double glazed/panelled door to the rear. PVCu double glazed window to the side. Hardwood flooring. Radiator.

BASEMENT: CELLAR CHAMBER

15'5" x 13'1" (4.70m x 3.99m)

Timber framed window to the front. Light and power supplies.



FIRST FLOOR

LANDING

Spindle balustrade. Loft access hatch.

BEDROOM ONE

13'1" x 12'3" (3.99m x 3.73m)

Two PVCu double glazed windows to the front. Ceiling rose. Dado rail. Radiator.

BEDROOM TWO

12'2" x 8'2" (3.71m x 2.49m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

10'1" x 8'6" (3.07m x 2.59m)

Fitted with a white/chrome panelled bath set within tiled surrounds with electric shower and screen above, pedestal wash basin and low-level WC. Airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Tile effect flooring. Radiator.

OUTSIDE

Permit parking.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

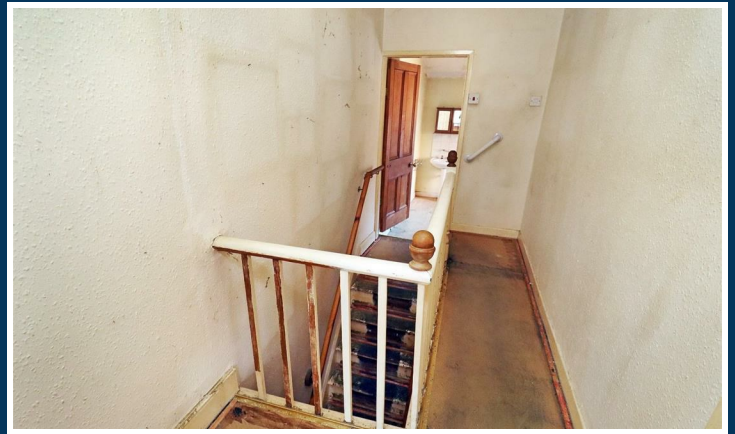
We are informed the property is held on a Leasehold basis for the residue of 999 years and subject to a Ground Rent of £2.10 per annum. This should be verified by your Solicitor.

COUNCIL TAX

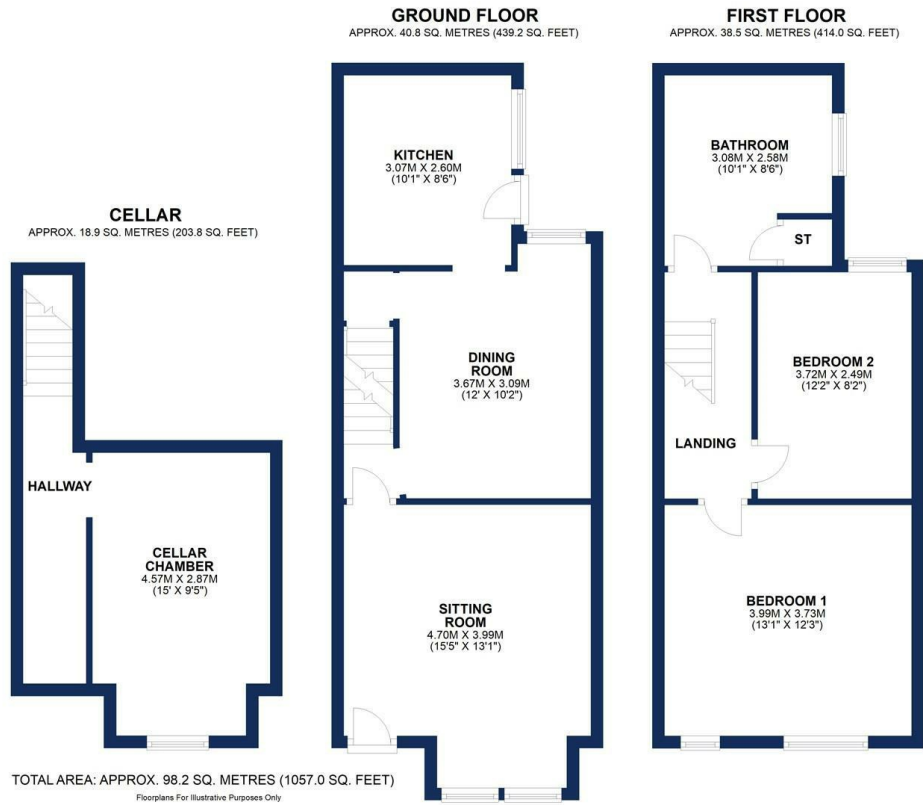
Band C

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM