



Byrom Street, Altrincham, WA14

Asking Price of £850 pcm

Property Features

- 2 Bedroom Mid-Terrace
 - Highly Sought After Location
 - Parking Permit Available
 - Modern Kitchen with Extension
 - Neutral Decor Throughout
 - Cosy Living Space
 - Original Feature Fireplaces
 - Part Furnished
 - Available immediately
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Full Description

Well presented two bedroom terraced house in a sought-after location in Hale available immediately. The property is located in walking distance to Altrincham Town centre; in catchment for Trafford's outstanding school. It benefits from new bathroom; two reception rooms; kitchen; courtyard and cellar.



Entrance Hall

The entrance hall is entered via a hard wood period style door with frosted glass glazed panels. Within the entrance hall one will find laminate wood effect flooring; a double paneled radiator; wall mounted coat hooks; a pendant light fitting; this room offers doors leading to lounge and dining room and also carpeted staircase to 1st floor accommodation.



Lounge 14' 2" x 10' 0" (4.32m x 3.07m)

A cosy lounge area with large sash window to front aspect allowing for a wealth of natural light. This room offers a period fireplace, carpeted flooring; a double paneled radiator; pendant light fitting; ample power points; TV and telephone points.

Dining Room 14' 10" x 10' 10" (4.53m x 3.32m)

The dining room is accessed from the entrance hall and leads through to the kitchen via a wooden paneled door. This room benefits from carpeted flooring; uPVC double glazed window to rear aspect; pendant light fitting; double paneled radiator and a period feature fireplace.



Kitchen 7' 10" x 13' 8" (2.39m x 4.17m)

A modern kitchen area with a range of fitted base and eye level storage units with wooden fronts and chrome handles; the kitchen also offers a four ring gas hob with oven under and extractor fan over; a stainless steel sink unit with chrome mixer tap; also freestanding washing machine and fridge-freezer; this room allows for natural light via two uPVC double glazed windows to side aspect and a uPVC door to the rear patio area.



Master Bedroom 13' 10" x 11' 8" (4.23m x 3.58m)

A very generous double bedroom with uPVC double glazed window to the front aspect; newly painted walls in neutral colours; newly laid carpet to the floor; a beautiful period cast iron fireplace; ample power points; TV and telephone points; double paneled radiator and hanging rails within the alcoves either side of the chimney breast.

Bedroom Two 8' 7" x 12' 11" (2.64m x 3.96m)

A second double bedroom with original cash iron fire-place; double paneled radiator; uPVC double glazed window to rear aspect; newly carpeted flooring; pendant light fitting and door to the landing.

Bathroom 8' 0" x 10' 6" (2.45m x 3.22m)

The bathroom is newly fitted to a high standard and is fitted with laminate wood effect flooring; tiled splash backs; a large uPVC frosted glass window to the rear aspect; a chrome heated towel rail and a white three piece suite, which consist of: A pedestal hand wash basin; low-level WC; and paneled bath tub with glazed screen and thermostatic shower over.

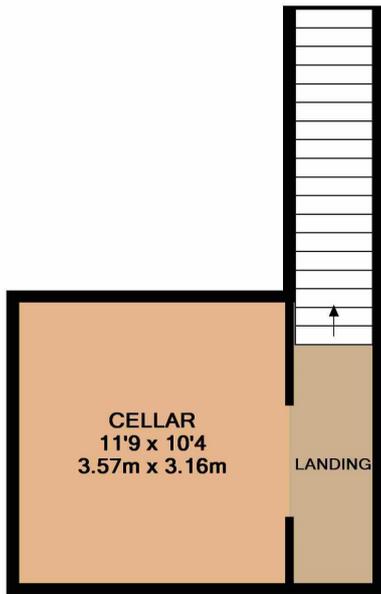
External

To the front of the property lies a small front yard which is enclosed by a low brick wall, there is a paved path leading to two shallow steps up to the front door.

To the rear of the property is a small yard area which is ideal for a small table and chairs to sit out in the summer months. The yard is enclosed by a high brick wall offering ample privacy; there is also an outside storage shed for gardening tools and such. The yard can be exited via a wooden gate leading to the an alley at the rear of the property which is for bin storage.



| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81 - 91) B | | |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | 45 | 58 |
| (21 - 38) F | | |
| (1 - 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



BASEMENT LEVEL
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given