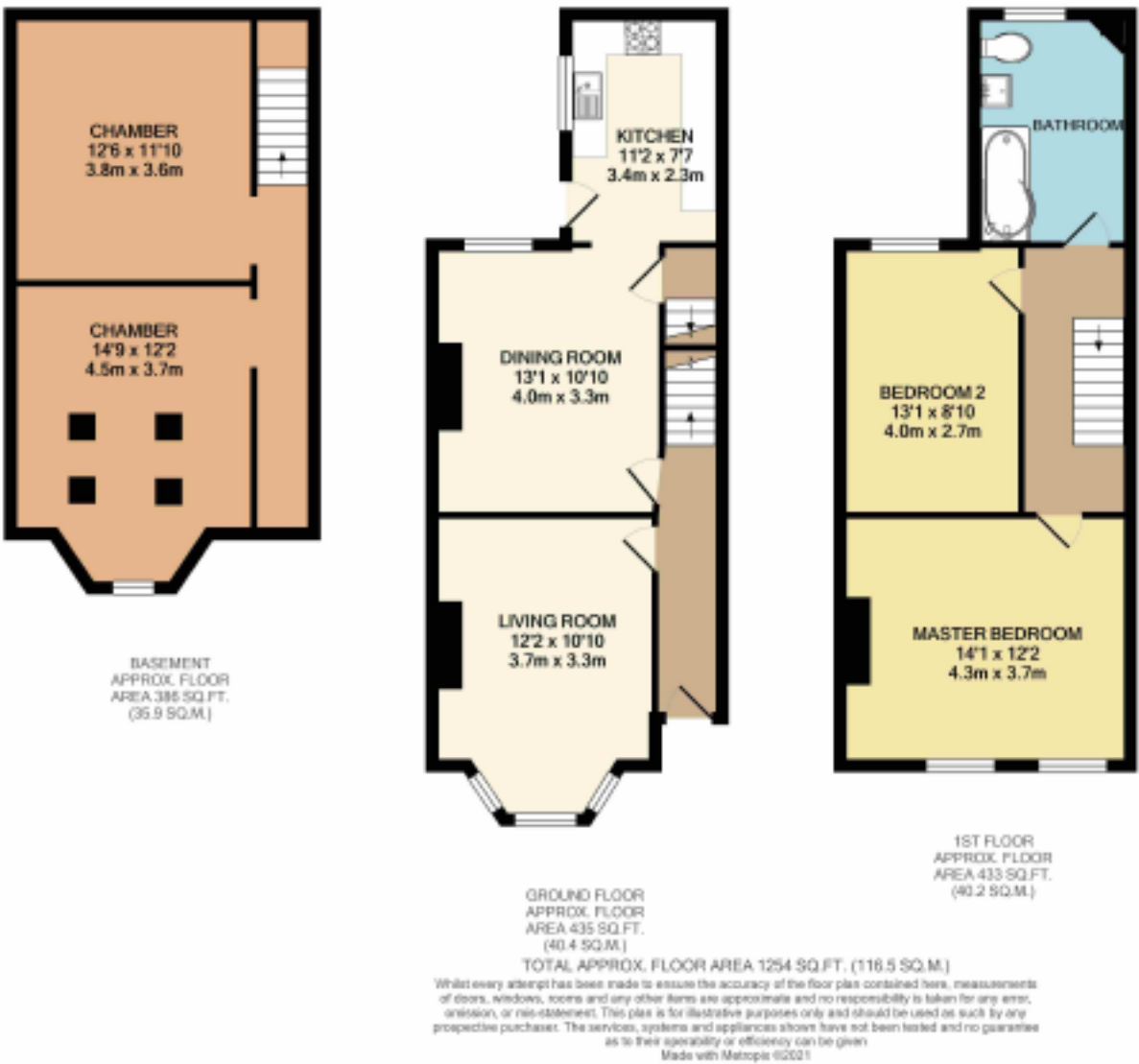




46 BYROM STREET, ALTRINCHAM,
CHESHIRE, WA14 2EN

John N
Hilditch & Co



FLOOR PLANS

Not to Scale. For Illustration purposes only.

162/164 Ashley Road, Hale, Cheshire WA15 9SF Tel: 0161 929 6363 Web: www.jhilditch.com

NOTICE: John N Hilditch & Co. for themselves and for 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 or lessees, and do not constitute, nor constitute part of, an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of John N Hilditch & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



46 BYROM STREET
ALTRINCHAM



Set in a highly convenient location almost equi distant between Hale and Altrincham, this house has been refurbished in recent times and now offers excellent accommodation spread over two floors plus more than useful cellars.

Briefly the accommodation comprises an entrance hallway, bay fronted lounge to the front, whilst to the rear the dining room has been opened out into a beautifully refitted contemporary kitchen.

LOWER GROUND FLOOR

CHAMBER ONE 14'9" x 12'2" (4.5 x 3.7)
CHAMBER TWO 12'6" x 11'10" (3.8 x 3.6)

FIRST FLOOR & LANDING

BEDROOM ONE 14'1" x 12'2" (4.3 x 3.7)
BEDROOM TWO 13'1" x 8'10" (4 x 2.7)
BATHROOM



At lower ground floor level are useful basement chambers whilst at first floor level are two double bedrooms and a refitted bathroom. Externally to the front are small easily maintained gardens whilst to the rear are courtyard gardens. There is an outhouse with plumbing for a toilet.

This house sits literally within five minutes walking distance of Hale and Altrincham. Hale with its fashionable range of restaurants and shops is complemented by Altrincham's busy market town centre and Metro system into Manchester. The urban motorway network and International Airport lie within ten to fifteen minutes drive, the Bollin Valley and Green Belt are literally close at hand.

DIRECTIONS

From the centre of Hale proceed across the level crossing turning right into Bath Street, follow Bath Street around into Byrom Street, where the property will be found half way along on the left hand side.

GROUND FLOOR

ENTRANCE HALL
SITTING ROOM 12'2" x 10'10" (3.7 x 3.3)
DINING ROOM 13'1" x 10'10" (4 x 3.3)
KITCHEN 11'2" x 7'7" (3.4 x 2.3)

SERVICES:

All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT:

Trafford Borough Council. Council Tax Band "
VACANT POSSESSION UPON COMPLETION
VIEWING:
By appointment through the Agent.

