



**Morrison**  
PROPERTY SERVICES

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**BYROM STREET, HALE, ALTRINCHAM, CHESHIRE, WA14 2EN**

**FOR SALE**

A recently modernised end terraced house in the "Three B's" and within a stones throw of Hale Village. Accommodation comprises hall, lounge, dining room, new fitted kitchen, rough storage basement with two chambers, two double bedrooms and new bathroom with dual shower.

**£445,000**

## ACCOMMODATION - GROUND FLOOR

### ENTRANCE HALL

Molded cornices. Etched house number. Fully carpeted. Hanging hooks for coats.

### SITTING ROOM - 4.364m x 3.318m into bay

Attractive room with full height PVC double glazed windows. Curtain rail. Chandelier. 4 ppts. Radiator with thermostat.

### DINING ROOM - 3.872m x 3.144m

Spacious room with fitted carpet, curtain pole, modern PVC double glazed windows. 4 ppts. Radiator New arch to open-up kitchen.

### KITCHEN - 3.485m x 2.317m

New kitchen units with high gloss finish. Range of floor & wall cupboards and contrasted work tops. Flush stainless steel sink and mixer, space for dishwasher, fitted under oven, four burner gas hob and steel hood above. Wall splash back. Southerly view over yard. New PVC back door. Really pleasant area to prepare food etc. Space for fridge freezer.

## FIRST FLOOR

### LANDING

Good décor. Two ppts and loft access.

### BEDROOM ONE - 4.517m x 3.636m

Fantastic sized main bedroom, well presented with two large PVC double glazed windows making it light and bright. Magnificent ceiling rose chandelier, original fire place. Radiator. Two ppts.

### BEDROOM TWO - 3.838m x 2.467m

Another good sized double bedroom with large PVC double glazed windows. Pleasant rear garden aspect. Radiator. Two ppts.

### BATHROOM - 3.369m x 2.221m

Good sized and spacious with brand new fittings. Panelled P Shaped bath and screen, dual shower and bath mixer, pedestal WH basin and WC. Blinds, mirror & original fireplace.

## BASEMENT

### REAR CHAMBER - 3.806m x 3.243m

With electric points for washing machine and dryer. Plumbing for washing machine central drain.

### FRONT CHAMBER - 3.679m x 3.394m

With gas and electric meters. Rough pebbled surface (Air raid arches in situ)



## GARDEN

This is split into three areas. Small front garden , ideal for landscaping. Rear yard, ideal for bins and utilities and rear garden, ready for new lawn. Outhouse with plumbing for a toilet.

## PRICE

£445,000 Subject to Contract

## SERVICES

None of the services have been tested. Gas, electric, mains water and drainage are all available to the property.

## POSSESSION

Vacant possession upon completion.

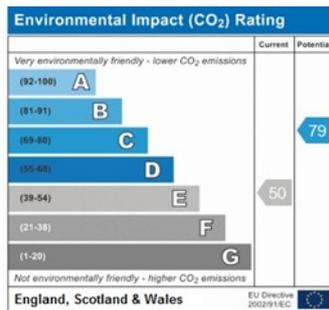
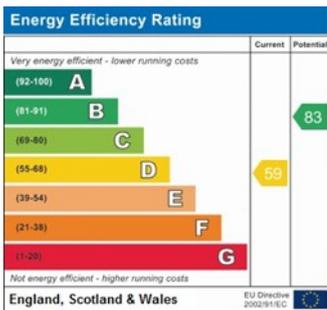
## TENURE

We have been advised by the vendor that the tenure is freehold and may be subject to a small rent. This is the vendors information and is to be checked during the legal process.

## COUNCIL TAX

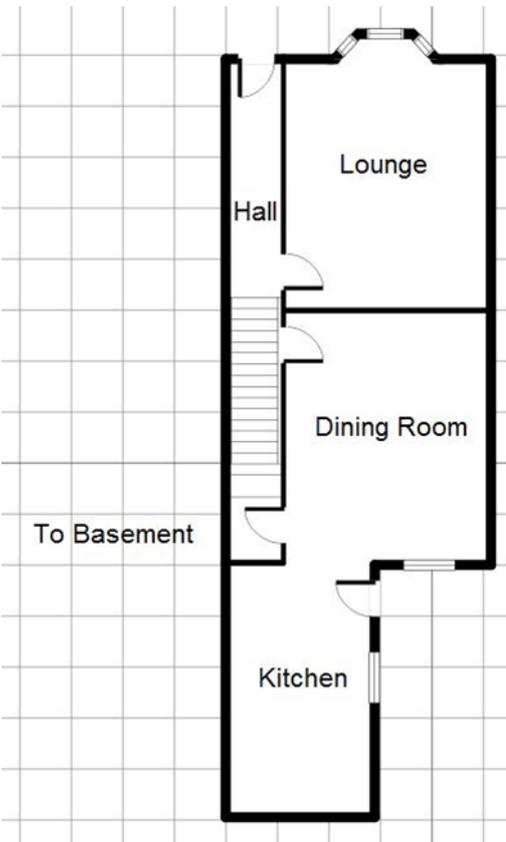
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## EPC



## FLOORPLANS

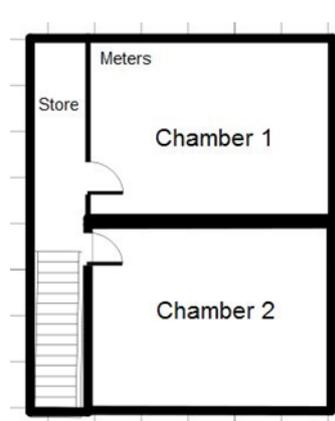
### GROUND FLOOR



### FIRST FLOOR



### BASEMENT



## VIEWINGS

By appointment call our office on 0161 929 8880

## DISCLAIMER

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of V.A.T.

