



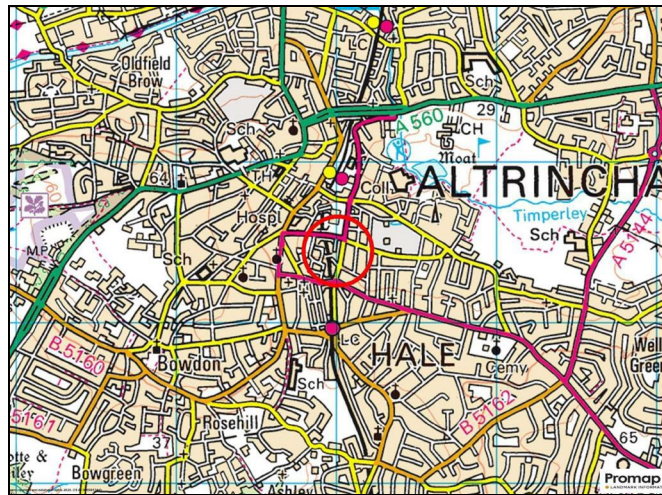
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INDEPENDENT ESTATE AGENTS

# location



## energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

| Energy Efficiency Rating                    |             | Current                 | Potential |
|---------------------------------------------|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A |                         |           |
|                                             | (81-91) B   |                         |           |
|                                             | (69-80) C   |                         |           |
|                                             | (55-68) D   |                         |           |
|                                             | (39-54) E   |                         |           |
|                                             | (21-38) F   |                         |           |
|                                             | (1-20) G    |                         |           |
| Not energy efficient - higher running costs |             |                         |           |
| England & Wales                             |             | EU Directive 2002/91/EC | 85        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |             | Current                 | Potential |
|-----------------------------------------------------------------|-------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |                         |           |
|                                                                 | (81-91) B   |                         |           |
|                                                                 | (69-80) C   |                         |           |
|                                                                 | (55-68) D   |                         |           |
|                                                                 | (39-54) E   |                         |           |
|                                                                 | (21-38) F   |                         |           |
|                                                                 | (1-20) G    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |                         |           |
| England & Wales                                                 |             | EU Directive 2002/91/EC |           |

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

## 23 York Street Altrincham, WA15 9QH



**A WELL PROPORTIONED, UPDATED AND IMPROVED PERIOD TERRACED PROPERTY, IDEALLY LOCATED IN THE HEART OF THE TOWN CENTRE. 925sq ft.**

**Hall. Lounge. Dining Kitchen. Two Double Bedrooms. Stylish Bathroom. WC. Permit Parking. Lovely walled Courtyard Garden.**

**£475,000**

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# in detail



A superbly located, updated and improved Victorian Terraced property positioned literally within a moments walk of Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter.

The property is well presented throughout offering excellent accommodation arranged over Two Floors, extending to approximately 925 square feet.



The Ground Floor provides a good sized Lounge and a 200 square foot Dining Kitchen,

There are Two Double Bedrooms to the First Floor, served by a well appointed Family Bathroom.

The property enjoys good specification Kitchen and Bathroom fittings, a particularly attractive stone paved, walled Courtyard Garden to the rear and is ideal for a professional couple or single, or first time buyer.

An excellent example of a most popular style of property in a first class location.

Comprising:

Entrance door. Hall with spindle balustrade staircase to the First Floor and understairs storage.

Lounge with built in storage cabinet. Multi fuel stove.

200 square foot Dining Kitchen with a windows and door giving access to and enjoying an aspect over the Courtyard Garden.

The Kitchen is fitted with a range of shaker style units with worktops over arranged around a central island unit with breakfast bar, with inset sink unit with boiling water tap. Integrated double ovens, hob and extractor fan, dishwasher and fridge freezer. Built in Pantry style cupboards to the chimney breast recesses.

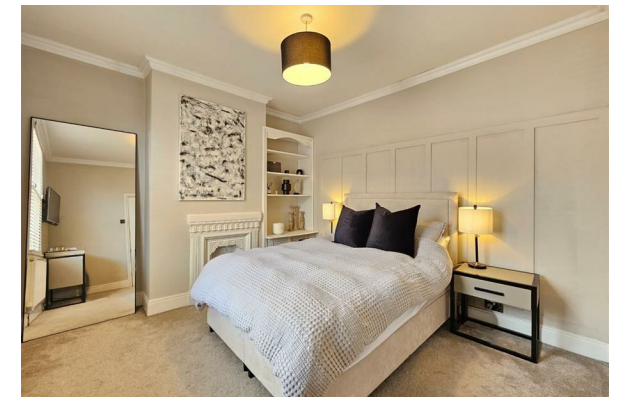
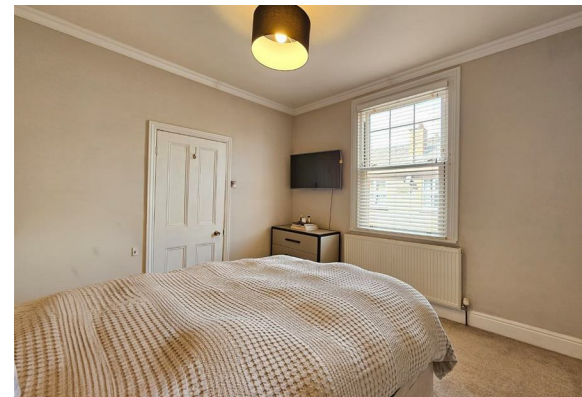
First Floor Landing serves Two good Double Bedrooms. Spacious loft with scope for extension (subject to planning permission).

Bedroom One to the front with attractive fireplace feature.

Bedroom Two to the rear.

The Bedrooms are served by a well appointed Bathroom with white suite and chrome fittings with separate shower cubicle.

Externally, to the front, York Street benefits from the Resident's Permit Parking scheme, making for easy on-street parking.



The Garden to the rear is attractively presented having been stone paved patio area with lawn garden beyond, enclosed within walling.

There is access to a useful brick built outbuilding for storage and covered bin store. A gate provides access to a right of way to the rear.

An excellent example of a most popular style of property in a great location with no onward chain.



- Freehold
- Council Tax Band C



Approx Gross Floor Area = 925 Sq. Feet  
= 86.0 Sq. Metres

