



4 Byroe Court Sandiway Road, Altrincham
Altrincham

Guide Price £220,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 Byroe Court Sandiway Road

Altrincham

Spacious two bedroom first floor apartment near central Altrincham, no chain, fitted kitchen and bathroom, private garage, close to shops, cafes, transport. Ideal for professionals or downsizers.

Council Tax band: C

Tenure: Share of Freehold

We are informed that the service charge historically was taken on an 'as and when needed' basis with an average over the last several years being £37pcm.

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GARAGE
- CONVENIENT PROXIMITY TO CENTRAL ALTRINCHAM
- WELL PROPORTIONED ACCOMMODATION THROUGHOUT
- OPPORTUNITY TO PLACE YOUR OWN STAMP ON A HOME



4 Byroe Court Sandiway Road

Altrincham

Presenting a wonderful opportunity to acquire a well-proportioned two bedroom first floor apartment, this delightful residence is offered with no onward chain and is perfectly positioned within convenient proximity to the vibrant heart of central Altrincham. The property welcomes you into an entrance hall leads through to a good sized living and dining room. Large windows ensure a good degree of natural light. The kitchen is fitted with a range of eye and base level units, with rolltop work surfaces over. Both double bedrooms are impressively proportioned, providing tranquil retreats with flexibility for use as guest accommodation, a home office, or dressing room, according to your lifestyle needs. The bathroom is well appointed, featuring a modern white three piece suite. This property stands out for its versatility and the exceptional opportunity it presents to place your own stamp on a home, whether by implementing a full scheme of modernisation or simply introducing your own decorative flair. The location is highly desirable, providing immediate access to Altrincham's renowned array of shops, cafes, restaurants, and transport links, making it ideally suited for professionals, downsizers, or those seeking a refined base within this sought-after area. Externally there is also a private garage, offering secure parking or valuable additional storage.

Agents note: Property owned with share of the freehold. We are informed the service charge historically has been taken on an 'as and when required basis' and that the average over the last several years amounts to approximately £37pcm.



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.

