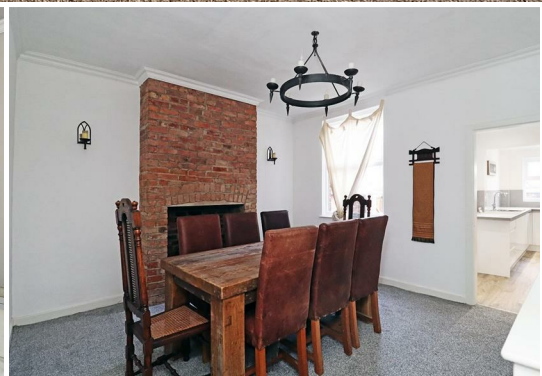
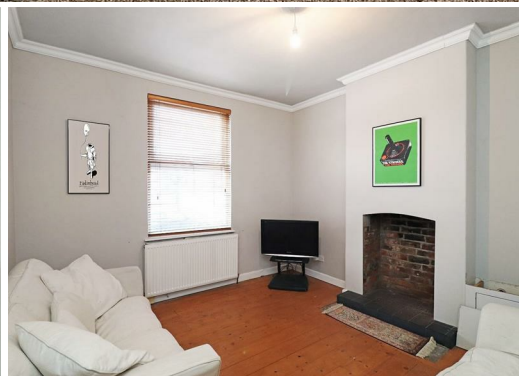




33 OAKFIELD STREET | ALTRINCHAM

OFFERS IN THE REGION OF £365,000

NO ONWARD CHAIN

An extended end of terrace house with features of the period and positioned adjacent to the award winning town centre of Altrincham. Retaining much of the original character and charm. The superbly presented accommodation is spacious throughout and briefly comprises entrance hall, sitting room with revealed brick fireplace, dining room with revealed brick chimney breast, contemporary fitted kitchen with integrated appliances, two excellent double bedrooms and modern bathroom/WC. Basement with generous cellar chamber. Gas fired central heating and PVCu double glazing. Private courtyard gardens to the front and rear. Permit parking.

POSTCODE: WA15 8HQ

DESCRIPTION

We are delighted to present this very attractive and superbly presented end terraced home. Representing one of the larger style original Victorian homes on the street, the property sits on the edge of the award winning town of Altrincham, and is also within easy walking distance of Hale village. The very generously proportioned accommodation briefly comprises entrance hallway with original wood flooring, separate living and dining rooms with feature fireplaces, a brand new extended fitted kitchen, two excellent sized double bedrooms and modern bathroom/WC. There is also a generous basement cellar chamber. Gas central heating and PVCu double glazing throughout.

There is also great opportunity for lovely walks at the end of the street, with open fields backing onto Altrincham Golf Course, and the extremely picturesque King George V Pool. This artificial lake was constructed in 1910 to celebrate the King's Coronation, and is a haven for wildlife with a footpath running around the pool. The excellent transport system the town provides is all within a 5 minute walk.

Set back from the carriageway, this attractive home has many original features, including cast iron fireplaces in the bedrooms, and wood flooring to both the entrance hallway and front living room. Superbly decorated throughout, the home further benefits from new carpeting throughout and a new boiler fitted within the last 12 months.

Externally there is a small front garden laid with attractive stone aggregate, and a decent sized courtyard style garden to the rear. There is the additional benefit of the alleyway to the side, which sits within the curtilage of the property.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Opaque glazed/hardwood front door with fan light above. Staircase to the first floor. Natural wood flooring. Cornice. Covered radiator.

SITTING ROOM

12'6" x 11'4" (3.81m x 3.45m)

Revealed brick fireplace and tiled hearth. PVCu double glazed window to the front. Natural wood flooring. Cornice. Radiator.

DINING ROOM

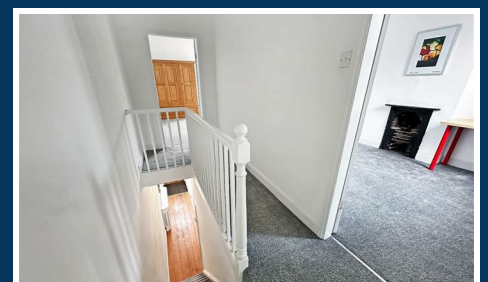
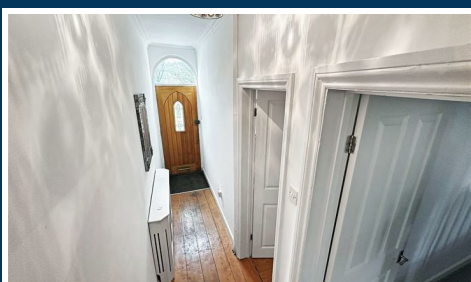
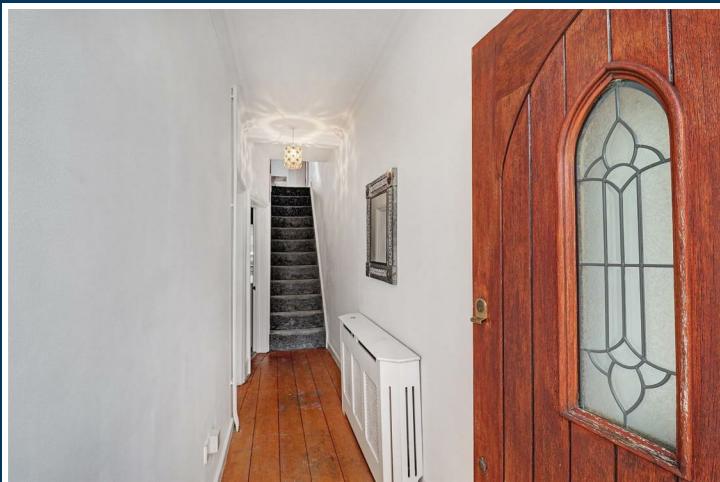
12'5" x 12'1" (3.78m x 3.68m)

Revealed brick chimney breast and hearth. PVCu double glazed window to the front. Cornice. Covered radiator.

KITCHEN

15'2" x 7'4" (4.62m x 2.24m)

Fitted with a range of high gloss white wall and base units beneath stone effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel chimney cooker hood above and slimline dishwasher. Recess for a fridge and freezer. Door to the side. PVCu double glazed windows to the side and rear. Laminate wood flooring. Recessed LED lighting. Radiator.



BASEMENT: CELLAR CHAMBER

13'3" x 11'4" (4.04m x 3.45m)

Wall mounted gas central heating boiler. Plumbing for an automatic washing machine. Opaque PVCu double glazed window to the front. Light and power supplies.

FIRST FLOOR: LANDING

Spindle balustrade. Loft access hatch.

BEDROOM ONE

14'11" x 12'6" (4.55m x 3.81m)

Cast iron fireplace. PVCu double glazed window to the front. Cornice. Covered radiator.

BEDROOM TWO

12'5" x 9'7" (3.78m x 2.92m)

Cast iron fireplace. PVCu double glazed window to the rear. Cornice. Radiator.

BATHROOM/WC

7'9" x 7'4" (2.36m x 2.24m)

Fitted with a modern white/chrome suite comprising panelled bath with thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

OUTSIDE

Permit parking is available with support from Trafford Council.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

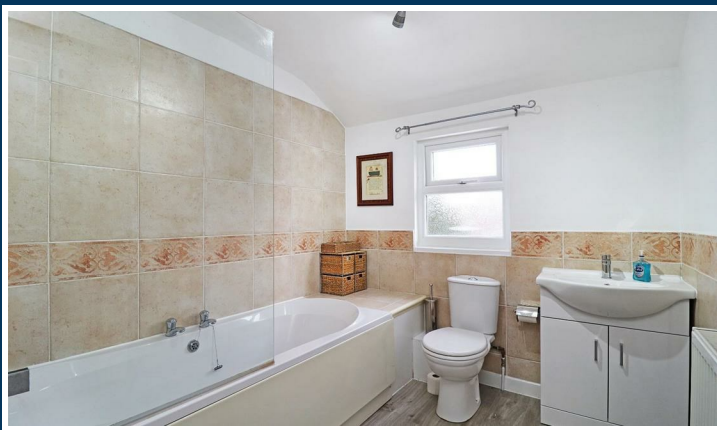
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

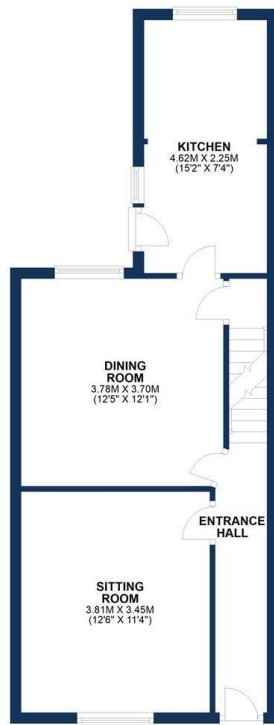
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and 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, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR
APPROX. 46.1 SQ. METRES (496.1 SQ. FEET)

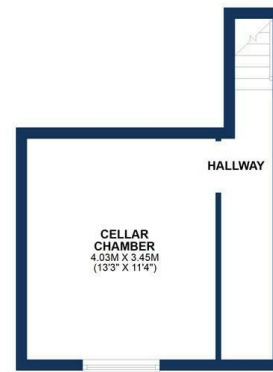


TOTAL AREA: APPROX. 106.7 SQ. METRES (1148.4 SQ. FEET)
Floorplans For Illustrative Purposes Only

FIRST FLOOR
APPROX. 41.0 SQ. METRES (441.4 SQ. FEET)



CELLAR
APPROX. 19.6 SQ. METRES (210.9 SQ. FEET)



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM