



110 BOLD STREET | ALTRINCHAM

OFFERS AROUND £480,000

NO ONWARD CHAIN

An attractive bay fronted modern townhouse with westerly facing private rear courtyard and the unusual benefit of two parking spaces. Positioned just a few hundred yards from the village of Hale and a short distance from Altrincham town centre. The superbly proportioned accommodation briefly comprises recessed porch, wide entrance hall, spacious sitting/dining room with feature fireplace and French windows opening onto the paved rear terrace, fitted breakfast kitchen with integrated appliances, cloakroom/WC, primary bedroom with en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing.

POSTCODE: WA14 2EH

DESCRIPTION

This sympathetically designed townhouse was constructed circa 2000 by Linden Homes and includes much of the features from earlier years characterised by full height bay windows and combined with all the benefits of modern construction. Bold Street remains one of the most popular positions in this sought after location just a few hundred yards from the village of Hale with its range of individual shops, restaurants, wine bars and railway station. Just a little further to the north is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options and Metrolink station providing a commuter service into Manchester.

The generously proportioned accommodation is approached beyond a recessed porch set beneath a brick archway and a wide entrance hall leads onto the naturally light sitting/dining room through double opening doors. There is an attractive fireplace and ample space for a dining suite alongside French windows which provide access to the paved rear terrace. The breakfast kitchen is fitted with a range of Shaker style units and integrated appliances and completing the ground floor is a cloakroom/WC.

At first floor level there are two excellent double bedrooms and a family bathroom/WC with white suite and chrome fittings. Positioned on the second floor is the superb primary suite comprising double bedroom with built-in wardrobes and en suite shower room/WC.

Gas fired central heating has been installed together with PVCu double glazing.

Externally the private paved rear courtyard is ideal for entertaining during the summer months and importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening. In addition, there are two parking spaces which include one within a car port.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque double glazed/panelled hardwood front door with leaded effect fanlight above. Tiled floor. Exterior wall light point.

ENTRANCE HALL

Spindle balustrade staircase to the first floor. Wood flooring. Coved cornice. Radiator. Double opening doors to:

SITTING/DINING ROOM

18'11" x 15'8" (5.77m x 4.78m)

Stone effect fireplace surround with contemporary living flame gas fire framed in brushed chrome effect. Ample space for a dining suite alongside an additional seating area. Under-stair storage cupboard. PVCu double glazed French windows set with matching side-screens to the rear. Full width PVCu double glazed roof light. Wood flooring. Coved cornice. Two radiators.

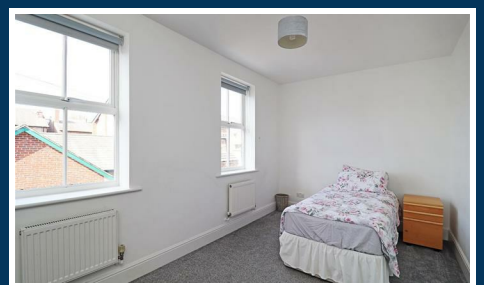
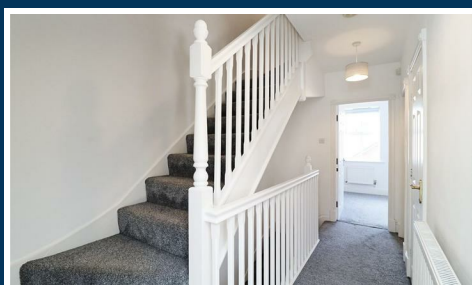
BREAKFAST KITCHEN

10'8" x 9'5" (3.25m x 2.87m)

Fitted with Shaker style wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances including electric oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Recessed gas central heating boiler. Space for a table and chairs. PVCu double glazed bay window to the front. Tiled floor. Recessed LED lighting. Radiator.

CLOAKROOM/WC

White/chrome pedestal wash basin and low-level WC. Wood flooring. Extractor fan. Radiator.



FIRST FLOOR

LANDING

Spindle balustrade staircase to the second floor. Airing cupboard with shelving and housing the hot water system. Radiator.

BEDROOM TWO

15'8" x 13'8" (4.78m x 4.17m)

PVCu double glazed bay window to the front. Arch-shaped PVCu double glazed window to the front. Two radiators.

BEDROOM THREE

15'8" x 8'7" (4.78m x 2.62m)

Two PVCu double glazed windows to the rear. Two radiators.

FAMILY BATHROOM/WC

9'1" x 6'7" (2.77m x 2.01m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap, pedestal wash basin with mixer tap and low-level WC. Tiled surrounds. Tiled floor. Extractor fan. Radiator.

SECOND FLOOR

BEDROOM ONE

21'10" x 12'3" (6.65m x 3.73m)

With a four door range of built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Coved cornice. Radiator.

EN SUITE SHOWER ROOM/WC

6'8" x 5'7" (2.03m x 1.70m)

White/chrome pedestal wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic shower. Laminate wood flooring. Recessed LED lighting. Wall light/shaver point. Extractor fan. Radiator.

OUTSIDE

One covered parking space in series with an additional parking space.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

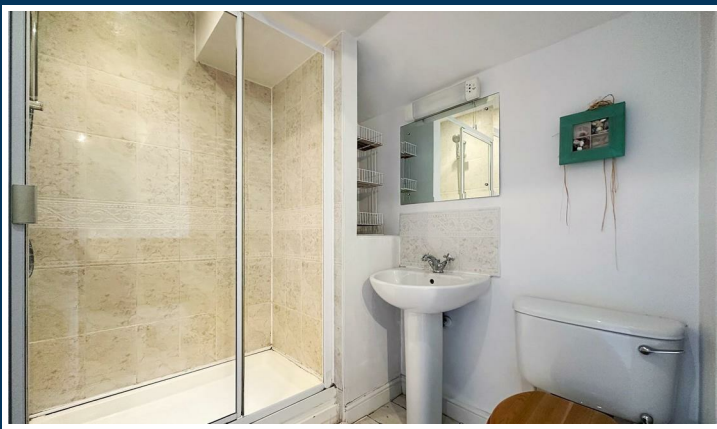
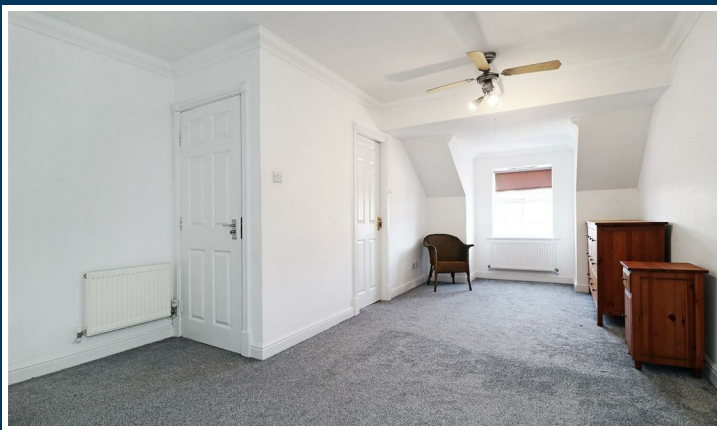
We are informed the property is held on a Leasehold basis for the residue of 875 years with a ground rent of £457.26 paid up till 30/12/2025. This should be verified by your Solicitor. A bi-annual service charge of £516 exists.

COUNCIL TAX

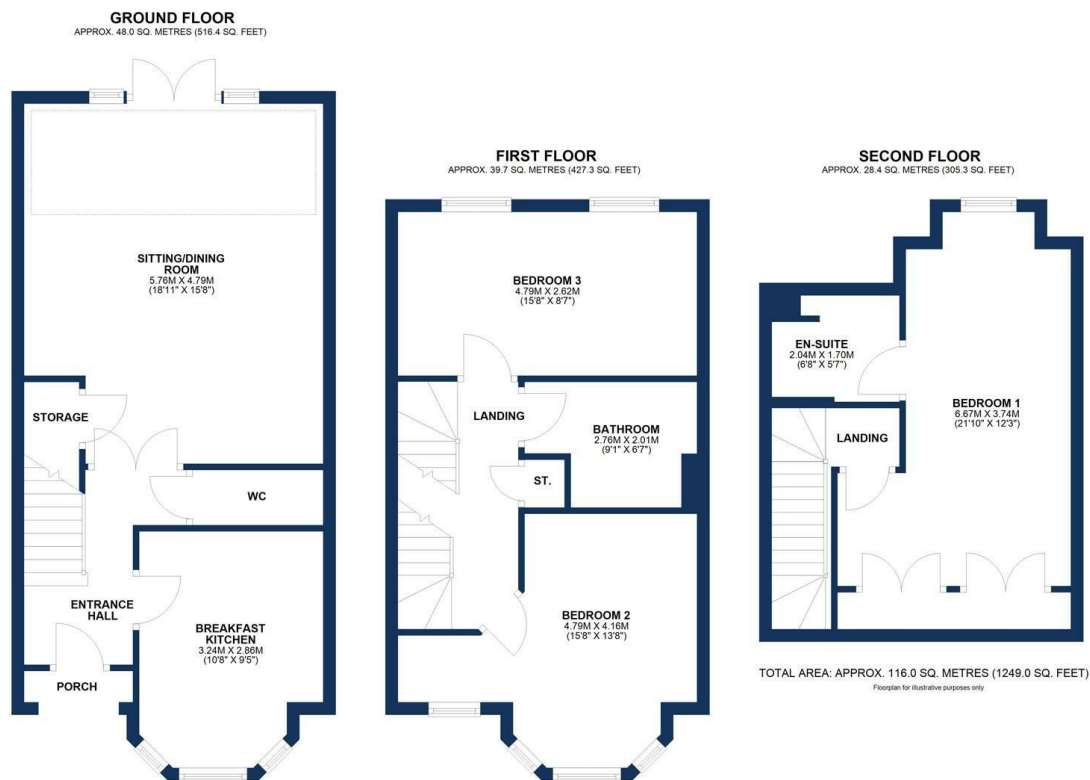
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NOTE

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



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