



jordan fishwick

91 BYROM STREET ALTRINCHAM WA14 2EL
Per Calendar Month £1,250 Per

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BEAUTIFUL FULLY REFURBISHED TWO DOUBLE BEDROOM PERIOD TERRACE, FINISHED TO AN EXCELLENT SPECIFICATION WITH GRANITE KITCHEN & FABULOUS BATHROOM SUITE!

Accommodation comprises; Entrance Hall, Lounge, Dining Room with open aspect to the Kitchen. To the First Floor you have Two double bedrooms and a fabulous fitted bathroom. Accessible storage to the loft. Externally you have a secluded courtyard to the rear. Walking distance to Hale village and within the catchment area of some excellent schools. Available mid August. Part furnished. Call now to arrange viewings 0161 929 9797 option 3

Front Aspect

91 Byrom Street is an attractive mid terraced property just a stones throw from Hale village centre. The property is rendered cream with cottage style windows. There is a small front garden enclosed by a brick wall and a path leads to the front door.

Porch

Small useful porch accessed via the hardwood front door. Internal door to lounge.

Lounge

12'9" x 11'5"

Light and bright lounge with a large bay window to the front aspect. Wood laminate flooring. Decorative recess into the chimney breast. Meter cupboards. Radiator. TV points one of which is usefully located for a wall mounted flat screen television.

Storage

There is a good sized storage cupboard which cleverly utilises the space under the stair case.

Dining Room

12'9" x 11'5"

A fantastic living space has been created at the back of the house. The dining area has been opened up to the kitchen and there are double doors out onto the courtyard garden making it a fantastic entertaining room. The wood laminate is continued throughout. Radiator. Stairs to the first floor.

Kitchen

12'9" x 5'5"

A stylish contemporary kitchen has been fitted. White hi-gloss wall and base cupboards complemented beautifully by a granite

work surface. Fitted appliances include the fridge / freezer, washing machine, oven, ceramic hob and matching extractor. Stainless steel sink and drainer with mixer tap. Halogen downlighters, radiator and window to the side aspect.

First floor

Stairs lead from the ground floor to the first floor landing.

Bedroom One

12'9" x 10'4"

A great sized master bedroom with window to the front aspect, radiator and TV point. Door to the loft room stairs.

Bedroom Two

9'8" x 11'6"

A big second double bedroom with window to the rear aspect. Radiator and TV point.

Bathroom

11'8" x 5'5"

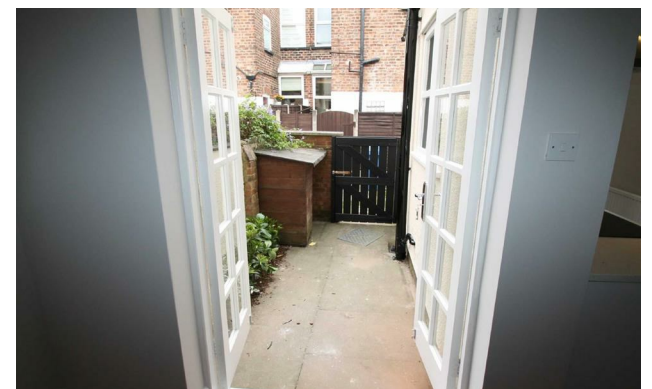
A gorgeous bathroom has been recently installed. Modern white suite comprising of corner shower with glass sliding doors, bath with mixer tap, wall mounted wash hand basin and low level WC. Extensive stone tiling to the walls and floor with the added luxury of underfloor heating. Chrome mounted towel radiator, halogen downlighters and opaque window to the side aspect.

Second Floor

Stairs from bedroom one lead to the loft room on the second floor.

Loft space

A useful accessible space has been created in the loft however it must be noted that there is limited head height.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	