



*jordan fishwick*

ALTRINCHAM  
Grafton Street



## Grafton Street, Altrincham, WA14 1DU

Asking Price £169,950



### The Property

FABULOUS ONE BEDROOM CONVERTED APARTMENT SET WITHIN A BEAUTIFUL PERIOD BUILDING IN THE HEART OF ALTRINCHAM!

These converted apartments form part of the building on the corner of Grafton Street and Stamford New Road. Split into five apartments over three floors these properties will be very popular with first time buyers and buyers needing to commute as the metro is a minutes walk away.

This second floor apartment comprises of an incorporated and open plan kitchen/diner, living room with integrated appliances including Lomano electric oven, 4 ring hob, extractor hood, dishwasher, stainless steel sink and drainer with central mixer tap and space for washing machine, the apartment is bright due to the two sash windows providing a focal point of the apartment. Spacious master bedroom and stylish family bathroom comprising large walk in shower, low level WC and sink with vanity unit.

No onward chain.

### Directions

WA14 1DU



- No onward chain
- Town centre location
- Easy access to public transport routes
- second floor apartment
- Underground bike storage
- Large open plan kitchen/diner
- Double bedroom with walk in wardrobe/dressing room
- Share of freehold - 250 year lease
- £0 Ground Rent
- £1,854 per annum service charge approx.

**Postcode** - WA14 1DU

**EPC Rating** - C

**Floor Area** - 764.00 sq ft

**Local Authority** - Trafford Council

**Council Tax** - B



# GROUND FLOOR

764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

0161 929 9797

hale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk