



4 Burlington Road | Altrincham | Altrincham | WA14 1HR
£625,000

PAUL BIRTLES

SALES • RENTALS • MANAGEMENT

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A SPACIOUS, WELL PRESENTED PERIOD TERRACED PROPERTY THAT'S SITUATED JUST A SHORT STROLL FROM THE FACILITIES AVAILABLE WITHIN ALTRINCHAM TOWN CENTRE The Metrolink and numerous quality schools are close at hand. Over 2000 sq ft (approx) of accommodation arranged over four floors. Gas central heating system and double glazing. Off road parking to the front. Delightful enclosed garden to the rear. Upgraded basement area with reception room, cellar chamber, utility room and WC. 28' Open plan double reception rooms. 24' 'Eat-in' kitchen/breakfast room. Four double bedrooms, family bathroom with shower and en-suite shower room arranged over the upper two floors. Must be viewed to be appreciated. Freehold.



TO THE GROUND FLOOR

Recessed Porch
To:

Entrance Hall

With a double glazed entrance door and side panel. Stairs lead off to the first floor rooms. Wood flooring.

Open Plan Lounge/Dining Room 27' 10" into the bay x 12' 6" (8.48m x 3.81m)

A spacious, through double reception room with distinct lounge and dining areas. There are radiators and feature fireplaces to each end of the room, the lounge having a coal effect gas fire in situ. Double glazed square bay window to the front and double glazed double doors out to the garden. Wood flooring.

Breakfast Kitchen 23' 9" x 9' 7" (7.23m x 2.92m)

An excellent sized 'Eat-in' kitchen with a part vaulted glass ceiling and floor to ceiling windows overlooking the garden. Inset Velux window. Double doors provide access to the gardens. The kitchen area is well fitted with a stainless steel sink unit with mixer tap and an excellent range of base and wall cupboard units and working surfaces incorporating a double oven, a five ring gas hob and an extractor fan. Integrated dishwasher. Tiled floor and double glazed window to the side. Under floor heating.

ACCESS FROM THE BREAKFAST KITCHEN DOWN TO:

LOWER GROUND FLOOR

Comprising:

Entrance Area
To:

Reception Room 14' 3" x 11' 11" (4.34m x 3.63m)

With a double glazed window to provide natural light and ventilation.

Cellar Chamber 13' 0" x 13' 0" (3.96m x 3.96m)

Where the gas central heating boiler is located.

Utility Room 8' 2" x 4' 4" (2.49m x 1.32m)

With a single drainer stainless steel sink unit, cupboard space and working surfaces. Plumbing for a washer etc.

WC

With a white suite comprising low level WC and wash hand basin.

TO THE FIRST FLOOR

Landing

To:

Bedroom (1) 17' 2" x 12' 11" (5.23m x 3.93m)

With a radiator and two double glazed windows to the front elevation. Measured to the back of an excellent range of fitted wardrobes and storage space.

Bedroom (2) 12' 9" x 11' 2" (3.88m x 3.40m)

With a radiator and a double glazed window to the rear. Built in wardrobe and storage space. Exposed floorboards.

Bathroom

A really spacious and well appointed family bathroom with a white suite comprising stand alone bath, wash hand basin, low level WC and separate, walk-in shower compartment. There are two double glazed windows and a ladder radiator. Built in storage cupboard.

TO THE SECOND FLOOR

Landing (2)

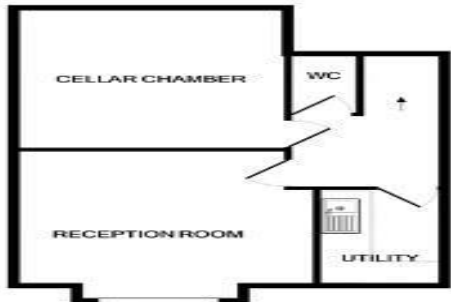
To:

Bedroom (3) 16' 3" x 9' 10" (4.95m x 2.99m)

With a radiator and a double glazed window to the rear.

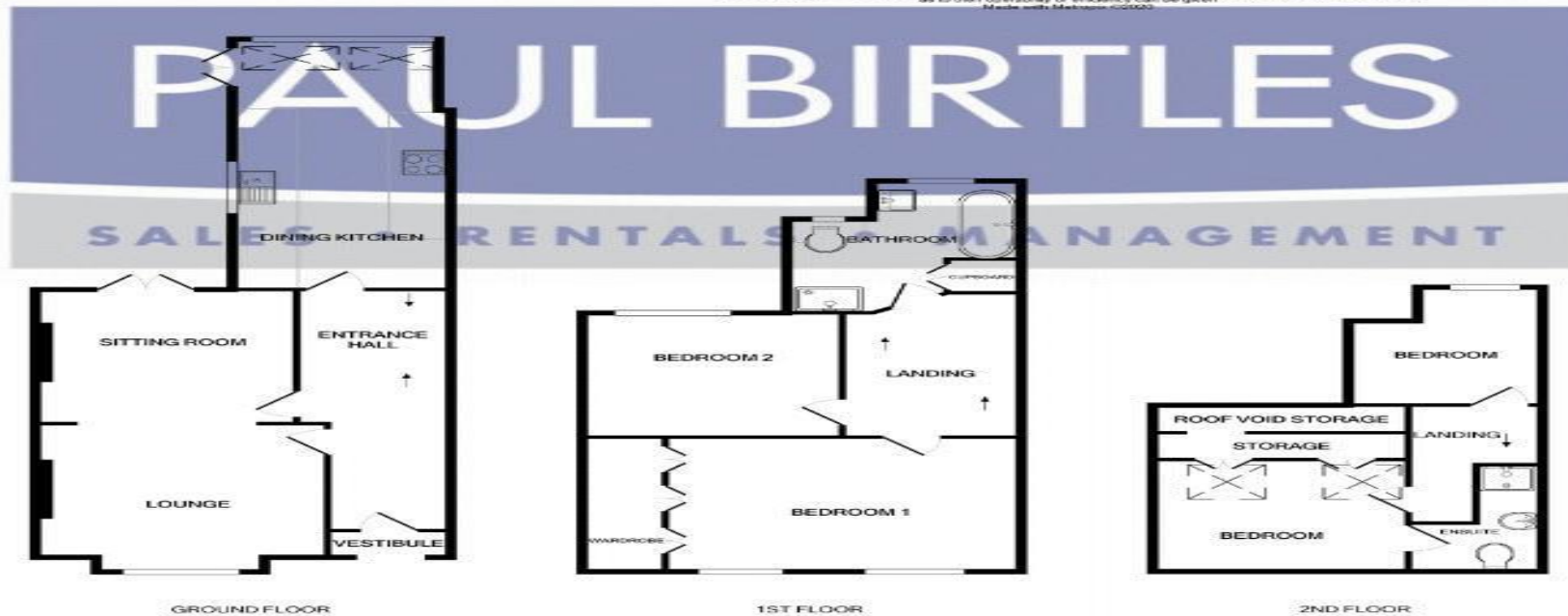


To view this property call Paul Birtles Estate Agents on **0161 747 9095**



BASEMENT LEVEL

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. If 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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GROUND FLOOR

1ST FLOOR

2ND FLOOR

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