



Harcourt Road, Altrincham, WA14  
Asking Price of £525,000





# Property Features

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- Beautifully Presented Three Double Bedroom Mid-Terrace House
- Period Features Throughout
- Bespoke Loft Conversion
- Modernised Throughout
- South Facing Rear Courtyard Garden
- On Street Permit Parking
- In Catchment for Trafford's Outstanding Schools
- Short Walk Into Altrincham Town Centre
- Short Walk to Metrolink Station

## Full Description

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Nestled in a highly sought-after location just a stone's throw from the Metrolink and Altrincham town centre, this stunning Edwardian mid-terraced home seamlessly blends timeless period charm with contemporary sophistication.

Boasting an abundance of original features, this beautifully presented property offers three generous double bedrooms and a wealth of versatile living space ideal for modern family life. From the moment you step inside, you'll be captivated by the home's elegant proportions, high ceilings, and exquisite detailing throughout.

The ground floor comprises a bright and welcoming lounge with a feature fireplace and a separate dining room perfect for entertaining. A sleek, modern kitchen sits to the rear, fitted with high-end integrated appliances and clean, minimalist lines, opening out to a stylish south-facing rear courtyard garden.

Upstairs, you'll find two spacious double bedrooms and a contemporary family bathroom finished to a high standard. The pièce de resistance is the bespoke loft conversion, cleverly designed to incorporate a third double bedroom alongside a versatile office and study space - perfect for working from home or as a creative retreat.

Located within the catchment of outstanding local schools and offering easy access to transport links, this exceptional home combines period elegance with modern comfort in the heart of Altrincham.





## LIVING ROOM

**14' 1" x 11' 6" (4.31m x 3.52m)**

The bright and inviting living room features original bay sash windows adorned with elegant plantation shutters, allowing ample natural light to fill the space. A charming focal point is created by a period cast iron fireplace with a tiled hearth. The room is further enhanced by polished floorboards, a pendant light fitting, two stylish period-style radiators, and convenient TV and internet connections.



## DINING ROOM

**12' 5" x 11' 11" (3.81m x 3.64m)**

The dining room boasts an original rear-facing sash window that lets in ample natural light. It is elegantly finished with Amtico flooring, a built-in dresser with display shelving, a pendant light fitting, and a period-style radiator. Additionally, the space provides convenient access to the modern kitchen and features a practical understairs storage cupboard.



## KITCHEN

**11' 6" x 8' 0" (3.52m x 2.44m)**

The kitchen is elegantly designed with modern high-gloss wall and base units, enhanced by luxurious Silestone work surfaces and a stainless steel sink with a mixer tap. It features integrated Siemens appliances, including an oven, a combination microwave/oven/grill, a warming drawer, a four-ring ceramic hob with a stainless steel chimney hood, and a fridge freezer. For added convenience, there is also an integrated dishwasher and washer/dryer. A hardwood door and an original sash window on the side allow for natural light and easy access. The space is completed with a tiled floor, recessed spotlights, and a traditional vertical radiator, making it both stylish and functional.





## MASTER BEDROOM

**15' 5" x 11' 7" (4.71m x 3.54m)**

The master bedroom, accessed from the first floor landing and positioned at the front of the property, is flooded with natural light from two timber-framed windows—one featuring beautiful stained glass insert and a roller blind, the other a sash window with elegant plantation shutters. This charming room is tastefully finished with fitted wardrobes, a cast iron fireplace with tiled hearth, polished floorboards, a traditional-style radiator, and a pendant light fitting.



## BEDROOM TWO

**12' 4" x 10' 0" (3.77m x 3.06m)**

Bedroom two, accessed from the first floor landing, benefits from a rear-aspect timber-framed sash window and features fitted wardrobes, a cast iron fireplace with a tiled hearth, a traditional style radiator, a pendant light fitting, and carpeted flooring.



## BATHROOM

**11' 7" x 8' 1" (3.55m x 2.47m)**

The generously sized family bathroom features a timber-framed sash window overlooking the rear aspect, fitted with plantation shutters. It includes a traditional white bathroom suite, which consists of a panelled bath with a mixer tap, a pedestal hand wash basin, a low-level WC, and a bidet equipped with a mixer tap. Additionally, there is a corner walk-in shower cubicle that boasts a thermostatic rain shower. The room is finished with tiled flooring and partially tiled walls, and it includes recessed spotlighting, an extractor fan, electric underfloor heating, and a chrome heated towel rail.





## BEDROOM THREE

19' 3" x 9' 6" (5.89m x 2.92m)

Bedroom three is situated in the bespoke-designed loft conversion and features a slimline aluminium framed double-glazed picture window at the rear and a Velux skylight, both of which fill the room with natural light. The space is finished with Moduleo luxury vinyl wood-effect flooring, recessed spotlights, and a traditional-style vertical radiator. Additionally, it offers access to the eaves storage space and the study.



## STUDY

9' 1" x 4' 7" (2.77m x 1.42m)

The mezzanine study, accessed through bedroom three, features Moduleo luxury vinyl flooring with a wood effect and recessed spotlighting. This space also provides access to additional eaves storage.



## OFFICE

8' 3" x 7' 11" (2.52m x 2.43m)

The office is also located in the bespoke-designed loft conversion and features a slimline aluminium framed double-glazed picture window to the side aspect and another slimline aluminium framed double-glazed window to the rear aspect. The room is finished with Moduleo luxury vinyl flooring that has a wood effect, recessed spotlighting, and a traditional-style radiator.



## EXTERNAL

To the front of the property lies a charming courtyard garden, beautifully framed by a manicured box hedge and a stylish block-paved pathway leading to the entrance.

To the rear, a south-facing, private landscaped garden offers a tranquil retreat, complete with mature planted borders and bespoke integrated seating - perfect for outdoor dining and entertaining. A brick-built outbuilding with power supply provides excellent additional storage.









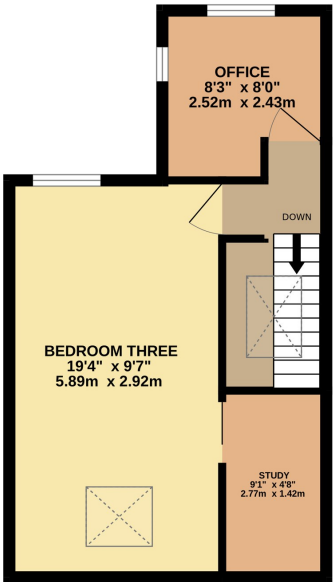
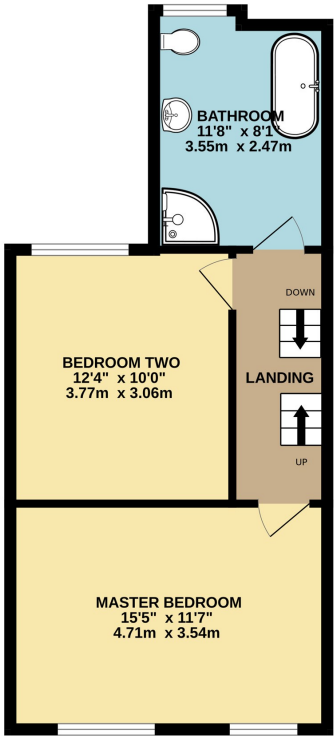
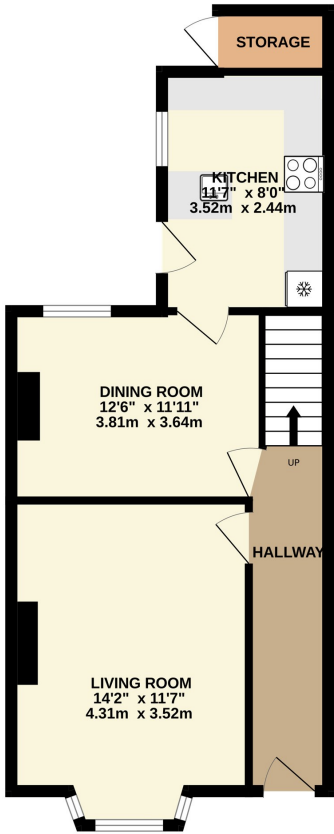


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

FIRST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

SECOND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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# COMMON QUESTIONS

**1. When was this property built?** The owner advised that this house was constructed in the 1920s.

**2. When did the current owners purchase this house?** The current owners purchased this house in 2017.

**3. Who lives in the neighbouring houses?** The owners have advised the neighbours are pleasant owner occupiers to one side and a rental property to the other.

**4. Is this property sold freehold or leasehold?** The owners have advised that this house is sold freehold. Your legal advisor will be able to confirm this information.

**5. What is the internet speed like in this location?** In this location, full fibre to the door is available.

**6. Has any work been carried out at this property?** Yes, a loft conversion has been carried out, to include a bedroom, office and study.

**7. Which are the current owner's favourite aspects of this property?** The current owners have advised they have enjoyed the size of the rooms and ceiling heights, the quiet private rear courtyard and the location with its proximity to Altrincham Town Centre and Navigation Road Metrolink Station.

**8. Have the owners had the boiler inspected recently?** Yes, the current owners have had the boiler serviced in January 2025.

**9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £175 pcm. The property is in Trafford Council and is band C, which is currently £1,885.16 per annum.

**10. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing, and the loft is boarded for storage.