



**GASCOIGNE
HALMAN**

50 THE DOWNS, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



50 THE DOWNS, ALTRINCHAM

A wonderful and rare opportunity to purchase this iconic house situated on the extremely sought after location within central Altrincham. 'The pink house' sets itself apart from its neighbouring period properties and boasts an enviable plot to the rear which provides ample off road parking for several cars. This beautiful and charming home exudes characterful late Georgian/early Victorian style accommodation throughout and will only be fully appreciated once seen. The extremely sought after location provides all of fashionable Altrincham's amenities just a short stroll away, with coffee shops, restaurants, gymnasiums and of course Altrincham Metrolink/bus terminal all within easy reach. The property is also conveniently placed for access to Hale village.





Exciting And Unique Opportunity To Purchase This Iconic Home

Sought After Location Within The Heart Of Altrincham

Four Bedrooms

Two Bathrooms

Three Reception Rooms

Cellar Chamber

Convenient Reach Of Hale Village And Sought After Schools

Walking Distance To Altrincham Metrolink And Bus Terminal

Substantial Driveway Providing Off Road Parking

Enclosed Rear Garden

Amenities for Families Include Skating Rink & Bowling Alley

Manchester Airport Within Convenient Reach

This truly fabulous home will appeal to prospective purchasers who are seeking characterful living accommodation which forms part of Altrincham's historical importance. The property enjoys an elevated position, set back from the road behind pretty mature gardens. Walled boundaries line the borders of this substantial plot and a york stone paved pathway leads to the wide six panel front door with semi-elliptical fanlight above.

Internally the accommodation comprises in brief: Entrance hallway, bay fronted living room with double doors leading through to a sitting room/drawing room at the rear, separate formal dining room, kitchen fitted with a range of eye and base level shaker style units and a downstairs shower room to the ground floor.

The first floor comprises: Master bedroom with walk in dressing room, three further attractive bedrooms and a family bathroom which the current vendor has designed as a shower room.

Access from the entrance hallway also leads to the lower ground level where there is a useful cellar chamber.

To the rear there is an enclosed garden which offers an idyllic outside space within the heart of Altrincham and is mainly paved for ease of maintenance. There is secure gated access to the side of the property and further gated access also leads to the rear substantial driveway which provides plentiful off road parking. There is also a good size brick built workshop to the rear of the garden. Internal viewings are essential in order to avoid disappointment.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out







of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.



DIRECTIONS

Sat Nav: WA14 2QQ

TENURE

Freehold

LOCAL AUTHORITY

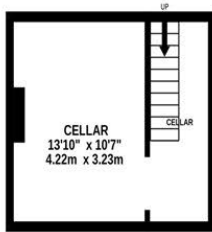
Trafford Council Tax Band G

SERVICES (NOT TESTED)

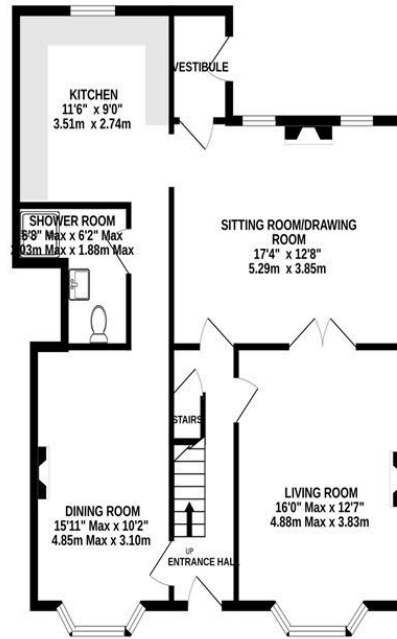
Services have not been tested and you are advised to make your own enquiries and/or inspections.



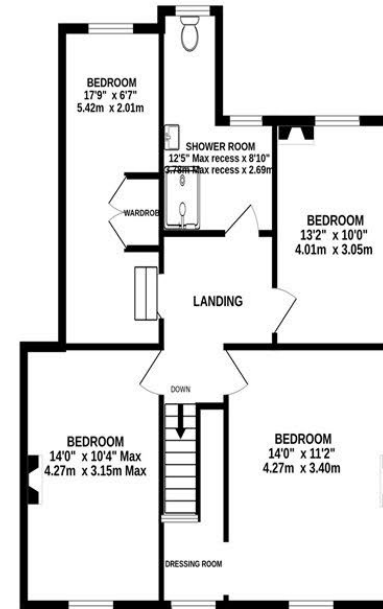
BASEMENT
173 sq.ft. (16.1 sq.m.) approx.



GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1960 sq.ft. (182.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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