



**GASCOIGNE
HALMAN**

19, BURLINGTON ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



19, BURLINGTON ROAD, ALTRINCHAM

Set well back in an elevated position and brimming with period charm, this tremendous and substantial Victorian semi-detached residence offers exceptional accommodation arranged over four impressive floors. Built in approximately 1878 and showcasing handsome double-fronted elevations, this imposing home is a rare opportunity in one of Altrincham's most convenient and desirable settings. Just moments from the vibrant town centre, with its Metrolink and bus interchange, fashionable shops, restaurants, and highly regarded schools, this property combines historic character with superb everyday practicality.





Wonderful Victorian Semi-Detached Residence

Accommodation Over Four Floors

Two Garages With Electric Doors

Convenient Reach Of Central Altrincham

Within Reach Of Sought After Schools

Well Proportioned Gardens

Five Bedrooms

Useful Cellar Chambers

Two Bathrooms

Driveway

Three Reception Rooms



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DESCRIPTION

Commanding attention from its elevated setting and framed by mature greenery, this magnificent double-fronted Victorian semi-detached home offers an extraordinary level of space, charm and architectural distinction. Spanning four expansive floors and extending to an exceptional footprint, the property stands as a fine example of period craftsmanship, with handsome elevations and generously proportioned rooms that reflect the elegance of its era.

The Ground Floor

The ground floor unfolds across a series of beautifully formed spaces. To the front, a bay-fronted living room offers a spacious family space, with its tall windows framing views over the elevated frontage. A separate dining room provides the perfect setting for both formal entertaining and relaxed family meals, retaining the generous proportions characteristic of the property's Victorian heritage.

To the rear, a versatile study/playroom truly embraces modern living, enhanced by contemporary bi-fold doors that open onto an elevated composite deck, creating a seamless indoor/outdoor connection for summer gatherings, playtime or peaceful evening relaxation. The breakfast kitchen is positioned conveniently nearby, offering an enviable and versatile layout for families. Completing this level is a practical downstairs W/C/utility room, thoughtfully designed to meet the demands of a busy household.

The First Floor

Ascending to the first floor, the sense of space continues. The master bedroom is particularly impressive, benefitting from fitted wardrobes and an en-suite shower room. A second generous double bedroom and a further well-proportioned third bedroom, with its own dedicated dressing room or study, enhance the flexibility of this level. A well-proportioned family bathroom completes the floor, serving the needs of family and guests with ease.

The Second Floor

The uppermost level provides two additional bedrooms, both filled with charm thanks to their elevated position and unique roofline features. A landing with useful storage recess completes this top floor, making it perfect for older children seeking independence, guest accommodation, or even dedicated work-from-home studios.

The Lower Ground Level

Descending to the lower ground floor reveals an exceptional feature seldom found in period homes of this scale: two garages, each with electric up-and-over doors, providing secure parking and invaluable







storage. Beyond the garages lie two further main cellar chambers offering remarkable versatility, ideal for storage or potential workshops along with a smaller wine store and an additional storage recess. This level enhances the property's already impressive footprint and offers exciting potential.

The Grounds

Externally, the home sits proudly behind a deep frontage with a driveway offering off-road parking and access to the twin garages. There is also an electric charging point adjacent to the garage. To the rear, a well-proportioned lawned garden awaits, complete with mature borders, hedging and brick wall boundaries. The composite deck provides a wonderful vantage point for enjoying the garden, dining outdoors, or simply unwinding in peaceful surroundings.

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 1HR

TENURE

Freehold

LOCAL AUTHORITY

Trafford Council - Tax Band F

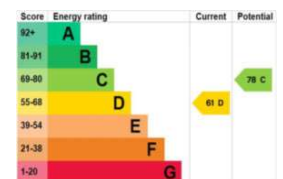




TOTAL: 235 m2
 Lower Ground Level: 12 m2, Ground Floor: 92 m2, 1st Floor: 93 m2, 2nd Floor: 38 m2
 EXCLUDED AREAS: STORAGE: 32 m2, GARAGE: 43 m2, WORKSHOP: 17 m2, WALLS: 24 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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**GASCOIGNE
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