



21 HARCOURT ROAD | ALTRINCHAM

OFFERS OVER £400,000

An attractive Edwardian terraced house with much of the original character and charm. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, family room with period fireplace, fitted kitchen with integrated appliances opening onto a dining area with French windows to the courtyard garden, three excellent bedrooms and modern bathroom/WC. Gas fired central heating and partial PVCu double glazing. Gated access to a communal lawned area. Permit parking. Close proximity to the town centre and Metrolink station.

POSTCODE: WA14 1NR

DESCRIPTION

This spacious Edwardian terraced house is positioned in a popular residential location approximately ¼ mile distance from the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The property also lies within the catchment area of highly regarded primary and secondary schools.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings, sash windows and decorative mouldings, complemented by modern enhancements such as gas fired central heating and PVCu double glazing.

The superbly presented accommodation is approached beyond a recessed porch with panelled hardwood front door leading onto the entrance hall with attractive tiled floor and access to each of the reception rooms. Toward the front there is an elegant sitting room with the focal point of a period fireplace surround flanked by bespoke fitted furniture. The adjacent family room provides adaptable living space and features a fireplace of intricate design enhanced by a decorative ceiling rose and wood flooring. The kitchen is fitted with Shaker style units alongside integrated appliances and there is an excellent dining area with French windows opening onto the delightful courtyard garden. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level the primary bedroom is generously proportioned and there are two additional bedrooms served by the modern bathroom/WC with white suite and chrome fittings.

Externally permit parking is available and the private rear courtyard is ideal for entertaining during the summer months. In addition, there are well tended communal gardens laid mainly to lawn and shared by only eight surrounding residents.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque glazed/panelled hardwood front door with transom light. Tiled floor. Wall light point.

ENTRANCE HALL

Staircase to the first floor. Decorative tiled floor. Automated recessed LED lighting. Coved cornice. Dado rail. radiator.

SITTING ROOM

13'8 x 11'6 (4.17m x 3.51m)

Period fireplace surround flanked by bespoke fitted furniture including cupboards and shelving. Two timber framed sash windows to the front with fitted cupboards beneath. Coved cornice. Picture rail. Ceiling rose. Radiator.

FAMILY ROOM

13'7 x 12'1 (4.14m x 3.68m)

Intricate period fireplace surround. PVCu double glazed window to the rear. Wood flooring. Coved cornice. Picture rail. Decorative ceiling rose. Radiator.

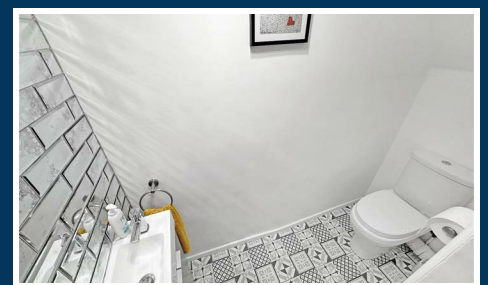
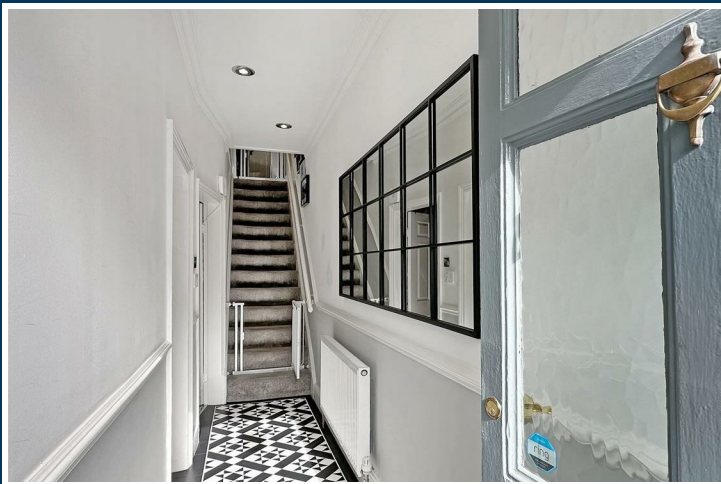
DINING KITCHEN

With clearly defined areas and planned to incorporate:

KITCHEN

17'8 x 8'8 (5.38m x 2.64m)

Fitted with Shaker style wall and base units beneath heat resistant work surfaces and inset 1½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker beneath a stainless steel chimney cooker hood. Integrated appliances include a fridge/freezer and automatic washing machine. Two PVCu double glazed windows to the side. Tiled floor. Recessed LED lighting. Wide opening to:



DINING AREA

PVCu double glazed French windows to the paved rear courtyard. Wall mounted gas central heating boiler. Tiled floor. Radiator.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap set within tiled surrounds and low-level WC. Decorative tiled floor.

FIRST FLOOR

LANDING

Turned spindle balustrade. Loft access hatch. Recessed LED lighting. Radiator.

BEDROOM ONE

15'3 x 12'1 (4.65m x 3.68m)

Period fireplace surround. Two timber framed sash windows to the front. Decorative cornice. Picture rail. Radiator.

BEDROOM TWO

9'7 x 8'6 (2.92m x 2.59m)

Period fireplace surround. Timber framed sash window to the rear. Coved cornice. Picture rail. Radiator.

BEDROOM THREE

9'3 x 8'8 (2.82m x 2.64m)

PVCu double glazed window to the rear. Coved cornice. Picture rail. Radiator.

BATHROOM/WC

9'7 x 4'10 (2.92m x 1.47m)

Fitted with a modern white/chrome suite comprising panelled bath set within tiled surrounds with mixer/shower tap and screen above, pedestal wash basin with mixer tap and low-level WC. Tiled floor. Recessed LED lighting. Decorative coved cornice. Two extractor fans. Chrome heated towel rail.

OUTSIDE

Permit parking is available by application to Trafford Council.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

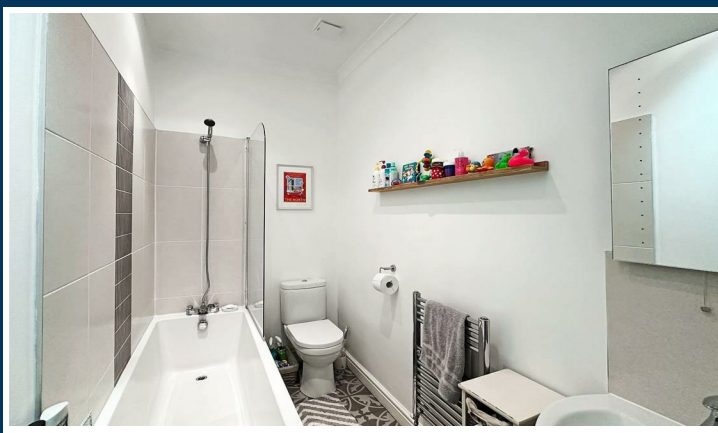
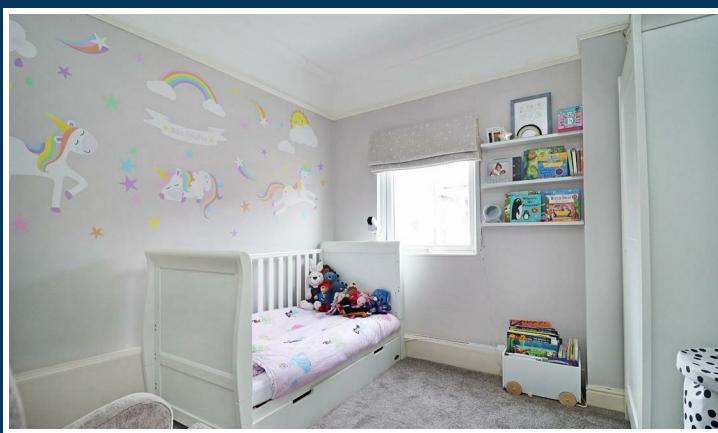
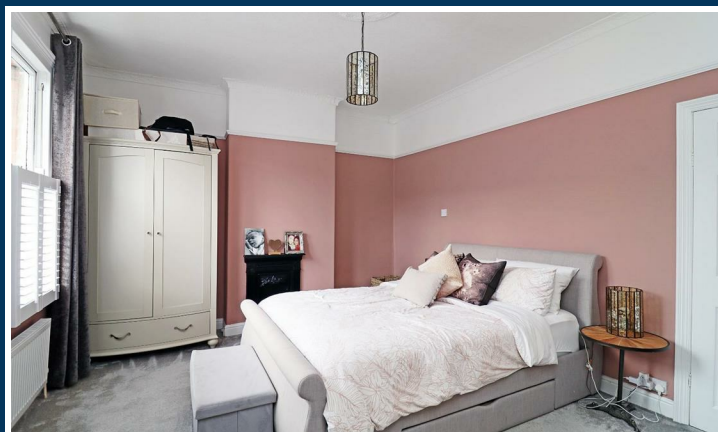
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

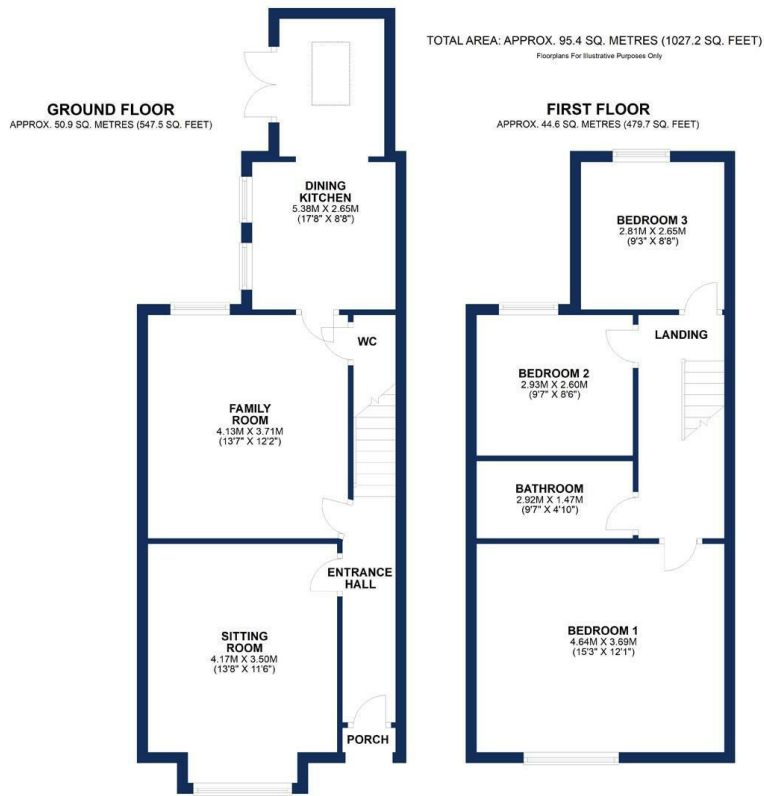
Band C

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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