

## 57 THE DOWNS | ALTRINCHAM

PRICE GUIDE £725,000

A spacious semi detached family house arranged over three floors and positioned adjacent to the award winning town centre. The superbly presented accommodation briefly comprises entrance hall, cloakroom/WC, fitted dining kitchen with integrated appliances and French windows to the paved terrace, media room, utility room, full width sitting room, primary bedroom with en suite shower room/WC, three further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking and south westerly facing gardens set within the tree lined surroundings of The Downs conservation area.

POSTCODE: WA14 2QW

## DESCRIPTION

This modern semi detached town house lies within the heart of the conservation area and The Downs has long been one of the most sought after locations, not least because of the attractive tree lined setting. In addition the shopping centre of Altrincham is approximately ¼ mile distance 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. Equally, just a little further is the fashionable village of Hale with its range of restaurants, bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality, as are the primary and preparatory schools.

The accommodation is superbly presented and well proportioned throughout with the benefit of gas fired central heating and PVCu double glazing. Arranged over three floors and approached beyond a welcoming entrance hall the dining kitchen is fitted with modern high gloss white units complemented by polished granite work surfaces and matching breakfast bar alongside a range of integrated appliances. In addition, there is fitted seating to the dining area and French windows open onto the stone paved rear terrace which is ideal for entertaining during the summer months. The adjacent media room provides ample space for a flat screen television set within contemporary units and provides access to the useful utility room. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level the elegant sitting room features a wide oriel bay window creating a naturally light reception room and the excellent primary suite comprises double bedroom with fitted furniture and sumptuous en suite shower room/WC.

The upper floor includes two spacious double bedrooms with built-in wardrobes and a further double bedroom with commanding views toward the city of Manchester framed by mature trees and the historic architecture of the conservation area. Furthermore, there is a luxurious family bathroom with white suite and matt black fittings.

Externally there is off road parking and the private rear gardens have the added advantage of a south westerly aspect to enjoy the sunshine throughout the day and into the evening. Exterior lighting has also been installed together with outdoor overhead heating.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque PVCu double glazed front door. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Space for hanging coats and jackets. Opaque PVCu double glazed window to the front. Laminate wood flooring. Recessed low-voltage lighting. Contemporary vertical radiator.

#### CLOAKROOM/WC

White/chrome wall mounted vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the front. Laminate wood flooring. Chrome heated towel rail.

#### DINING KITCHEN

**16'10" x 11'11" (5.13m x 3.63m)**

Fitted with high gloss white wall and base units beneath polished granite work-surfaces and inset 1 ½ bowl stainless steel drainer sink with mixer tap and tiled splash-back. Matching peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above, fridge, freezer and dishwasher. Substantial built-in seating area. Provision for a wall mounted flatscreen television. PVCu double glazed French windows to the rear. Two PVCu double glazed windows to the rear. Laminate wood flooring. Recessed LED lighting. Contemporary vertical radiator.

#### MEDIA ROOM

**12'5" x 7'11" (3.78m x 2.41m)**

Recess for a flatscreen television set within high gloss white units. Concealed wall mounted gas central heating boiler. Laminate wood flooring. Recessed LED lighting. Radiator.

#### UTILITY ROOM

**7'11" x 4'2" (2.41m x 1.27m)**

High gloss white wall units and granite effect heat resistant work-surfaces with recess for an automatic washing machine and fridge. Matching storage unit. Laminate wood flooring. Recessed LED lighting.



## FIRST FLOOR: LANDING

PVCu double glazed window to the side at half landing level. Spindle balustrade staircase to the second floor. Recessed low-voltage lighting.

## SITTING ROOM

17'1" x 14'1" (5.21m x 4.29m)

Wide PVCu double glazed oriel bay window to the rear. Recessed low-voltage lighting. Contemporary radiator.

## BEDROOM ONE

15'10" x 9'8" (4.83m x 2.95m)

Fitted with a four door range of mirror fronted wardrobes containing hanging rails, shelving and drawers. PVCu double glazed window to the front. Recessed low-voltage lighting. Contemporary radiator.

## EN SUITE SHOWER ROOM/WC

8'3" x 6'11" (2.51m x 2.11m)

White/chrome twin vanity wash basin with mixer taps and low-level WC. Full width walk-in shower with thermostatic rain-shower plus handheld attachment beyond a glass screen. Opaque PVCu double glazed window to the front. Tiled walls and floor. Recessed LED lighting. Extractor fan. Electric underfloor heating. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

PVCu double glazed window to the side at half landing level. Loft access hatch. Recessed low-voltage lighting.

### BEDROOM TWO

17'1" x 8'7" (5.21m x 2.62m)

Full width built-in wardrobes with mirror fronted sliding doors and containing hanging rails, shelving and drawers. PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

11'11" x 7'11" (3.63m x 2.41m)

Three door range of built-in wardrobes containing hanging rail and shelving. PVCu double glazed window to the rear. Radiator.

### BEDROOM FOUR

10'9" x 8'7" (3.28m x 2.62m)

PVCu double glazed window to the front. Radiator.

## FAMILY BATHROOM/WC

8'6" x 7'9" (2.59m x 2.36m)

Fully tiled and fitted with a matt black/white suite comprising panelled bath with wall mounted mixer tap and thermostatic rain shower plus handheld attachment and screen above, Vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Opaque PVCu double glazed window to the front. Recessed LED lighting. Extractor fan. Electric underfloor heating. Matt black heated towel rail.

## OUTSIDE

Off road parking and private landscaped rear gardens.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

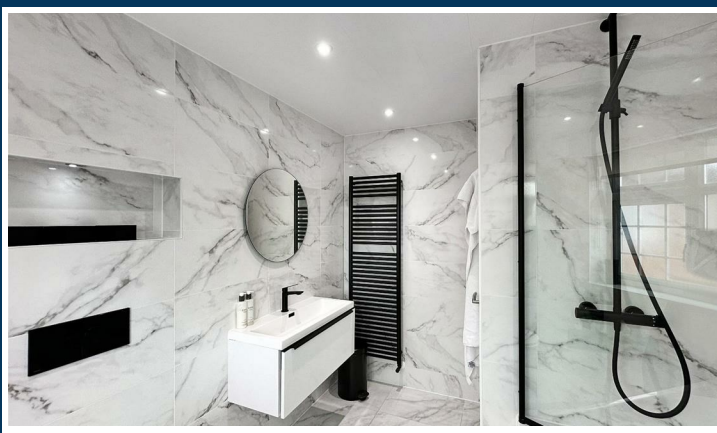
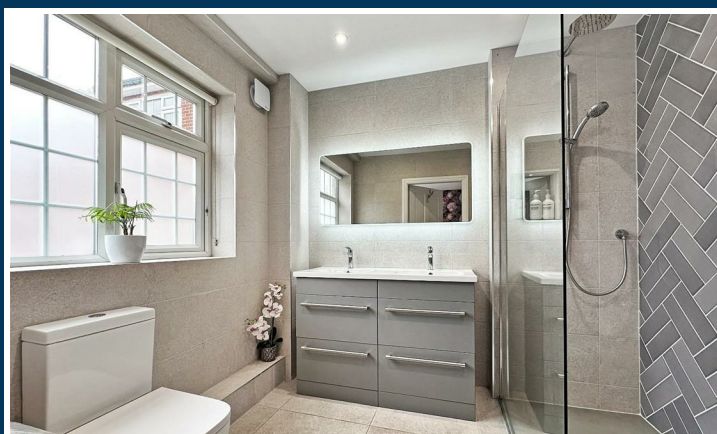
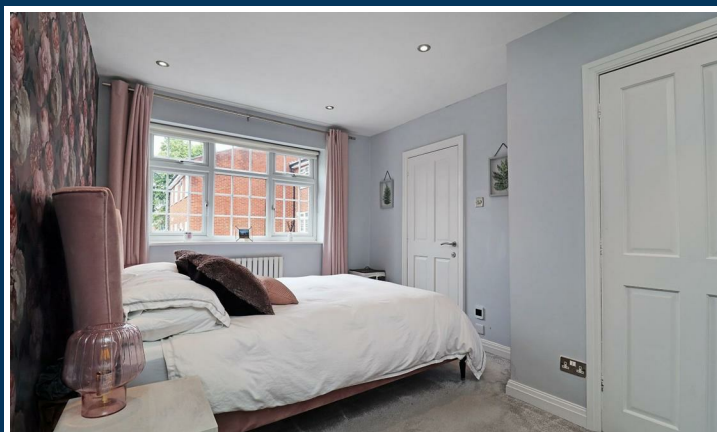
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band F

## NOTE

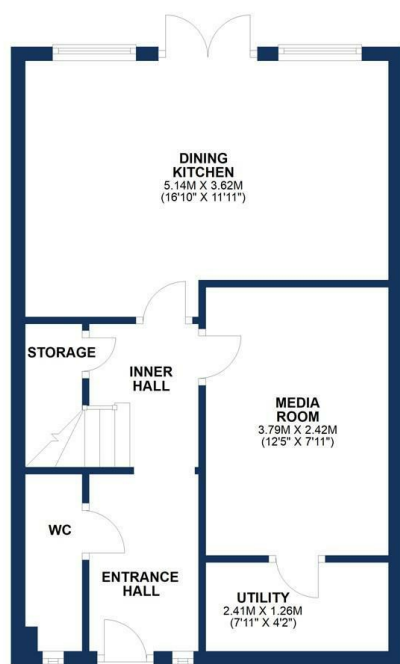
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 43.0 SQ. METRES (462.4 SQ. FEET)



### FIRST FLOOR

APPROX. 43.5 SQ. METRES (468.2 SQ. FEET)

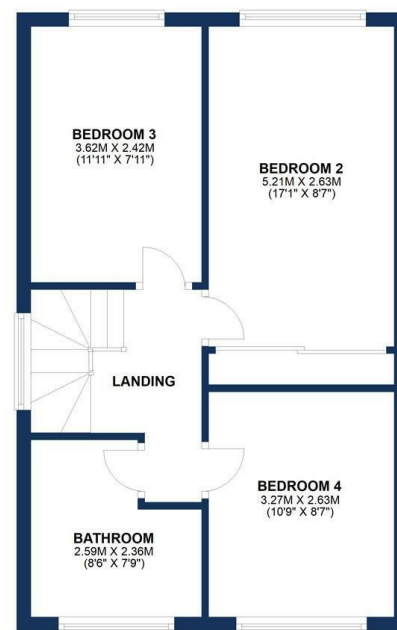


TOTAL AREA: APPROX. 129.4 SQ. METRES (1393.0 SQ. FEET)

Floorplans For Illustrative Purposes Only

### SECOND FLOOR

APPROX. 43.0 SQ. METRES (462.4 SQ. FEET)



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