

41 PRINCES ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £500,000

An extended, re-planned and beautifully refurbished Victorian terraced house with exceptional open plan living space. Ideal location adjacent to the award winning town centre of Altrincham. The superbly presented accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, living room opening onto a stunning dining kitchen with integrated appliances and bi-folding windows opening onto the paved rear terrace, three excellent double bedrooms and luxurious bathroom/WC with walk-in shower. Gas fired central heating, partial underfloor heating and PVCu double glazing. Attractive landscaped grounds incorporating an artificial lawn. Permit parking.



POSTCODE: WAI 4 4EX

DESCRIPTION

Built in the latter part of the Victorian era this stunning terraced house occupies an excellent position within this sought after locality. Approximately 1/2 a mile distance is the 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 location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, a few hundred yards to the south is John Leigh Park with tennis courts and recreation areas.

Recently this fine property has been re-planned, substantially extended and beautifully refurbished to a high standard creating living space of generous size, exceptionally well presented and with the benefit of gas fired central heating, PVCu double glazing and underfloor heating to the dining kitchen.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character has been retained with tall ceilings, panelled doors and decorative mouldings. Approached beyond a beautiful hardwood front door with encapsulated stained glass and matching transom light, the feeling of quality is readily apparent. Positioned toward the front there is an elegant sitting room with the focal point of an attractive period style fireplace surround flanked by a bespoke fitted media unit with natural light provided by an angular bay window. The separate living room also benefits from fitted furniture and opens onto the exceptional dining kitchen with stunning solid wood Shaker style units complemented by quartz work-surfaces and integrated appliances alongside a remarkable matching centre island with breakfast bar. Enhanced by a revealed brick wall to one side and set beneath a lantern light there is ample space for a sizeable dining suite and bi-folding windows open onto the delightful landscaped rear gardens.

At first floor level the primary bedroom features fitted wardrobes, there is an additional double bedroom and sumptuous bathroom/WC complete with octagonal bath and separate walk-in shower. The second floor has been carefully designed to create a spacious double bedroom with provision for plumbing and drainage should an en suite shower room be desired.

Externally the grounds have been landscaped to incorporate a paved rear terrace which is ideal for entertaining during the summer months. There is also an artificial lawn, timber retained raised flower beds and trellis work to provide screening.

ACCOMMODATION

GROUND FLOOR: RECESSED PORCH

Stone archway and quarry tiled floor. Stained glass/panelled hardwood front door with matching transom light.

ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Cornice. Decorative corbels. Dado rail. Radiator.

SITTING ROOM

13'8" x 11'2" (4.17m x 3.40m)

Period style fireplace surround with cast iron fire set upon a stone hearth. Bespoke fitted media unit with shelving above to the chimney breast recess. PVCu double glazed bay window to the front. Laminate wood flooring. Coved cornice. Picture rail. Radiator.

LIVING ROOM

12'2" x 12' (3.71m x 3.66m)

Cloaks/storage cupboard with plumbing for an automatic washing machine. Additional under-stair storage cupboard. Bespoke fitted cupboards with shelving above to the chimney breast recess. Laminate wood flooring. Picture rail. Radiator.

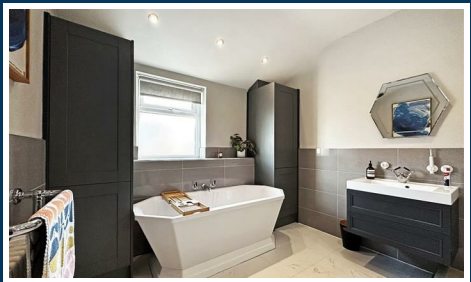
DINING KITCHEN

20'3" x 13'11" (6.17m x 4.24m)

Fitted with a comprehensive range of solid wood Shaker style wall and base units beneath quartz work surfaces/up-stands. Matching centre island/breakfast bar with semi recessed double bowl Belfast sink and mixer tap. Pantry unit. Recess for a range cooker with quartz splash-back and chimney extractor fan above. Integrated appliances include a fridge/freezer and dishwasher. Ample space for a dining suite. Aluminium double glazed bi-folding windows to the paved rear terrace. Matching double glazed lantern light and roof glazing. Wood effect tiled floor. Recessed LED lighting. Six wall light points. Provision for a wall-mounted flat-screen television. Plumbed underfloor heating.

FIRST FLOOR: LANDING

Sympathetically designed turned spindle balustrade staircase to the second floor. Dado rail. Radiator.



## BEDROOM ONE

14'9" x 11'3" (4.50m x 3.43m)

Fitted with a three door range of wardrobes containing double hanging rails and shelving with cupboards above. Two PVCu double glazed windows to the front. Picture rail. Two radiators.

## BEDROOM TWO

12'5" x 9'6" (3.78m x 2.90m)

Cast iron fireplace with decorative tiled hearth. Storage cupboard. PVCu double glazed window to the rear. Picture rail. Radiator.

## BATHROOM/WC

11'1" x 9'5" (3.38m x 2.87m)

Fitted with a white/chrome suite comprising octagonal bath with wall mounted mixer tap, wall mounted vanity wash basin with mixer tap and WC with concealed cistern. Walk-in shower beyond a glass screen with thermostatic rain shower plus hand-held attachment and recessed shelving. Tall cabinet with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed windows to the side and rear. Partially tiled walls and tiled floor. Recessed low-voltage lighting. Extractor fan. Period style radiator/towel rail.

## SECOND FLOOR: LANDING

PVCu double glazed window to the rear.

## BEDROOM THREE

18'8" x 12'10" (5.69m x 3.91m)

PVCu double glazed dormer window to the rear. Three velux windows. Recessed LED lighting. Provision for a wall-mounted flat-screen television. Radiator.

## OUTSIDE

A permit parking scheme is in operation with support from Trafford Council.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

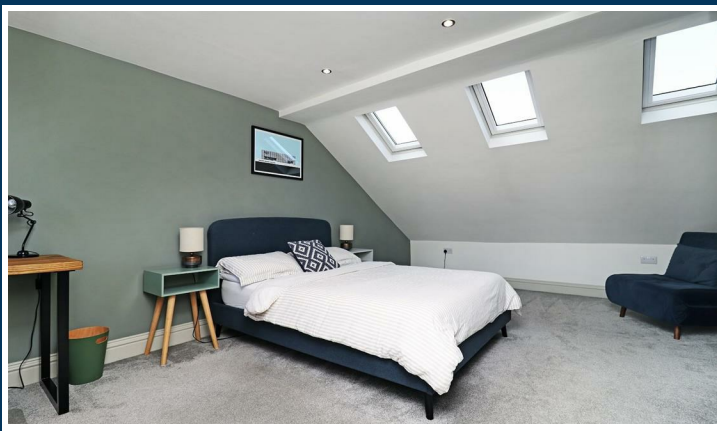
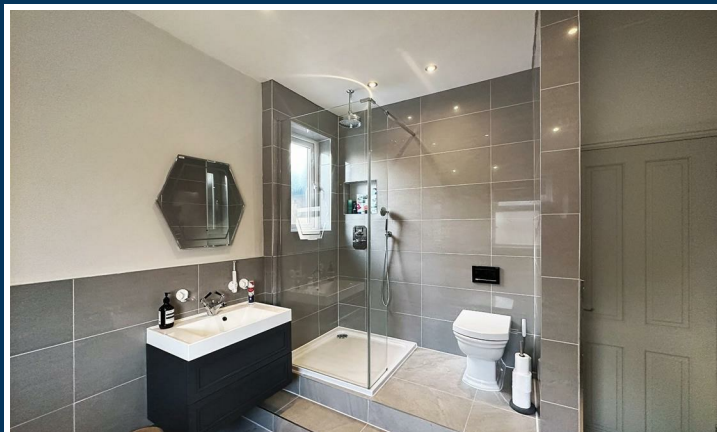
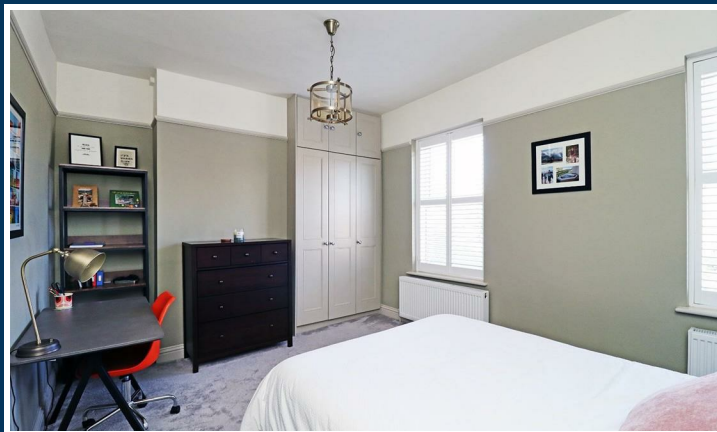
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band C.

## NOTE

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



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**TOTAL AREA: APPROX. 127.6 SQ. METRES (1373.6 SQ. FEET)**  
Floorplans For Illustrative Purposes Only



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