



9 DORSET ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £1,000,000

NO ONWARD CHAIN

A spacious modern detached family house with exceptional rear gardens positioned in a highly sought after cul de sac location. Requiring modernisation and with much further potential subject to approval. The accommodation briefly comprises covered porch, entrance hall, cloakroom/WC, dual aspect sitting room, dining room, fitted breakfast kitchen, utility room, study, principle bedroom with dressing room and en suite bathroom/WC, two further double bedrooms, generous single bedroom and family bathroom/WC. Gas fired central heating and PVCu double glazing. Double garage and off road parking. Approximately 0.23 of an acre and southerly aspect to the rear.

POSTCODE: WA14 4QN

DESCRIPTION

This modern detached house occupies an exceptional plot extending to a little less than a ¼ acre and forms part of a highly favoured cul de sac location developed mainly with individually designed properties standing in well maintained grounds. Set well back from the carriageway and standing in a slightly elevated position there are commanding views toward the city skyline of Manchester and West Pennines beyond.

The southerly facing landscaped rear gardens are certainly a feature and incorporate a paved terrace alongside areas of lawn flanked by well stocked borders. Screened by mature hedges and a variety of trees all these factors combine to create a delightful secluded setting.

The accommodation has been constructed to an attractive double fronted design complemented by a portico porch and pitched tiled roof. Although obviously well cared for the property also presents a superb opportunity to remodel to individual taste and there is much further potential subject to obtaining the relevant approval.

Internally the wide entrance hall forms a welcoming reception area with WC to one side and separate cloaks cupboard. Double opening glazed doors lead onto a spacious dual aspect sitting room with the focal point of a charming period style fireplace surround and French windows open onto the paved rear terrace. The dining room is ideal for formal entertaining and there is an adjacent fitted kitchen with ample space for a breakfast table. There is also a useful utility room which provides external access. In addition there is a ground floor study which overlooks the gardens and may be an advantage for those who choose to work from home

At first floor level the full depth principle bedroom benefits from a dressing room and en suite bathroom/WC. There are two further double bedrooms and generous single bedroom served by the family bathroom/WC.

Gas fired central heating has been installed together with PVCu double glazing.

Externally there is off road parking within the driveway and double garage with remotely operated door.

A little over a ½ mile distance is the shopping centre of Altrincham with its highly popular Market Hall that 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, approximately ½ a mile to the east is John Leigh Park with tennis courts and recreation areas.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Panelled hardwood front door flanked by exterior wall light points.

ENTRANCE HALL

12' x 10'5" (3.66m x 3.18m)

Cloaks cupboard with hanging rails and shelving. Turned spindle balustrade staircase to the first floor. Opaque PVCu double glazed window to the front. Coved cornice. Radiator.

WC

Pedestal wash basin and low-level WC. Opaque PVCu double glazed window to the front. Coved cornice. Radiator.

SITTING ROOM

20'6" x 12'11" (6.25m x 3.94m)

Period style fireplace surround and coal/log effect living flame gas fire. PVCu double glazed window to the front. PVCu double glazed French windows set within matching side-screens. Two wall light points. Coved cornice. Two radiators.

DINING ROOM

12' x 10'2" (3.66m x 3.10m)

PVCu double glazed window to the front. Wall light points. Coved cornice. Radiator.

BREAKFAST KITCHEN

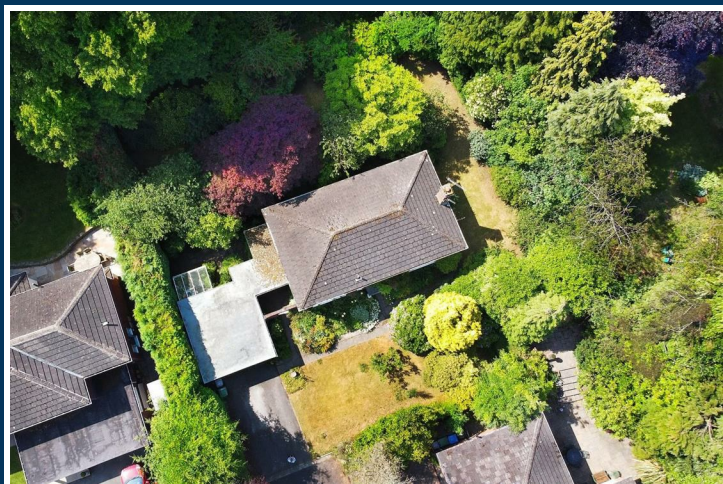
12' x 10'1" (3.66m x 3.07m)

Fitted with a range of matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for a range cooker. Space for a fridge/freezer. PVCu double glazed window to the rear. Coved cornice. Extractor fan. Radiator.

UTILITY ROOM

9'5" x 5'10" (2.87m x 1.78m)

With the continuation of the kitchen units. Stainless steel drainer sink and tiled splash-back. Space for a dishwasher and automatic washing machine. Floor standing gas central heating boiler. Opaque PVCu double glazed door to the front. PVCu double glazed window to the side.



STUDY

10'5" x 8'2" (3.18m x 2.49m)

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

FIRST FLOOR

LANDING

Airing cupboard with shelving and housing the hot water cylinder. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM ONE

14'2" x 12' (4.32m x 3.66m)

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

DRESSING ROOM

6'2" x 4'7" (1.88m x 1.40m)

Opaque PVCu double glazed window to the front. Coved cornice. Radiator.

EN SUITE BATHROOM/WC

7'2" x 6' (2.18m x 1.83m)

Fitted with a suite comprising panelled bath with thermostatic shower above, pedestal wash basin and low-level WC all set within tiled surrounds. Built-in mirror fronted cabinet. Opaque PVCu double glazed window to the front. Shaver point. Radiator.

BEDROOM TWO

13'10" x 8'11" (4.22m x 2.72m)

PVCu double glazed window to the front. Coved cornice. Radiator.

BEDROOM THREE

11'3" x 8'2" (3.43m x 2.49m)

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

BEDROOM FOUR

8'1" x 8'1" (2.46m x 2.46m)

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

FAMILY BATHROOM/WC

9'6" x 8'11" (2.90m x 2.72m)

Fitted with a suite comprising panelled bath, inset wash basin, low-level WC with concealed cistern and bidet. Tiled surrounds. Opaque PVCu double glazed window to the front. Radiator.

OUTSIDE

DOUBLE GARAGE

18'5" x 15'11" (5.61m x 4.85m)

Remotely operated up and over door. Light and power supplies. Timber framed window to the rear and hardwood door to the side.

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 G

NOTE

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



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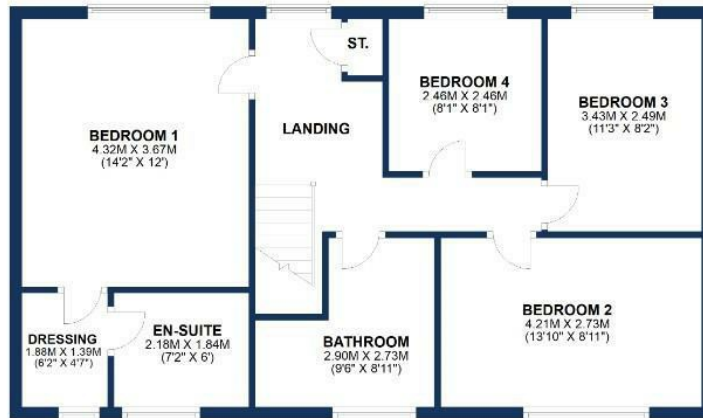
GROUND FLOOR

APPROX. 108.1 SQ. METRES (1163.4 SQ. FEET)



FIRST FLOOR

APPROX. 68.7 SQ. METRES (739.2 SQ. FEET)



TOTAL AREA: APPROX. 176.8 SQ. METRES (1902.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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