



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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63 Langham Road

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£1,250,000

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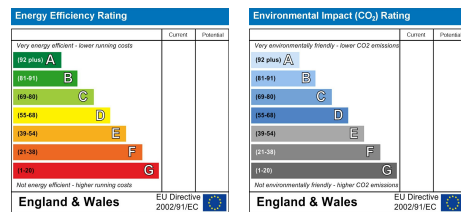


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale office, proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road. At the traffic lights, take the second of the two left turnings into Langham Road. Continue along Langham Road for some distance and the property will be found on the left hand side.



overview

A WONDERFUL VICTORIAN SEMI-DETACHED FAMILY HOME ARRANGED OVER FOUR FLOORS WITH CONVERTED CELLARS AND FEATURING A FANTASTIC SOUTH FACING GARDEN. 3326sqft.

Porch. Hall. Lounge. Family Room. 390sqft Dining Kitchen. Utility. 540sqft Games Room/Den. Five Bedrooms. Loft Room. Four Baths/Showers. Driveway. Fabulous Garden and Garden Room.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A wonderful, double height, bay fronted Victorian Five Bedroom, Four Bathroom Semi Detached family home with extensive and versatile accommodation arranged over Four Floors, including full footprint Converted Basements, extending to approximately 3500 square feet and located within walking distance of The Bollin and Bowdon Church Primary Schools. In addition, Altrincham, Boys' and Girls' Grammar Schools are also both within easy reach.

The location is also ideal for access to the M56/M6 Motorway networks serving the region.

The property has been comprehensively updated, extended and improved by the currently owners to provide fantastic family accommodation which retains many original period features, including high corniced ceilings, attractive stained-glass windows and some impressive fireplaces, yet at the same time benefits from excellent specification kitchen and bathroom fittings.

In particular, the full footprint Converted Basements provide direct garden level access and greatly enhances the living space.

To the Ground Floor are Two excellent Reception Rooms in addition to the 390 square foot Dining Kitchen. The Lower Ground Floor provides a fantastic 540 square foot Games Room and Den, in addition to a Guest Bedroom with Shower Room.

Over the Two Upper Floors are Four further Double Bedrooms, served by Three Bath/Shower Rooms.

Externally, there is good off street Parking to the front and to the rear a superbly sized South facing Garden which incorporates a hot tub. The elevated nature of the plot means that there are fantastic, far reaching views to the rear across the Cheshire Plains towards Jodrell Bank.

Comprising:

Covered Porch and Entrance Vestibule with original entrance door with beautiful inset leaded stained-glass windows. Cloaks cupboard.

Hall with staircases leading to the Upper and Lower Floors and wood panelled doors to the Ground Floor Accommodation.

Lounge with wide bay window to the front with inset stained-glass leaded lights, and a further beautiful stained glass window to the side. Traditional fireplace surround with inset stone fireplace with open grate fire. High intricate corniced ceiling.

Family Room, ideal for day to day informal family living room with stone and cast iron open grate fireplace feature. Windows to the side, including a stained-glass window feature. High corniced ceiling.

390 square foot Dining Kitchen with windows enjoying elevated aspects across the rear Garden with far reaching views beyond and French doors opening onto a raised sun terrace with steps leading down to the Garden. There is woodblock style tiled flooring throughout.

The Kitchen is fitted with a range of custom built original and reproduction painted finish wood fronted units with worktops over, including the original Butler's Pantry and glass and China display cabinets. Freestanding Aga Range cooker and fridge freezer which may be available to the incoming purchaser subject to negotiation, and an integrated Miele dishwasher. The units are arranged around a central granite top Island unit incorporating a breakfast bar.

Lower Ground Floor Hall with wood finish flooring. Utility Area beneath the staircase with worktop and space for a washing and machine and dryer. Wood panelled doors to the accommodation, including a boiler room housing the hot water tank. Open Plan in design to the:

540 square foot Games Room and Den. A fantastic party and living space, currently housing a snooker table, and with French doors giving direct level access to the gardens. Wood finish vinyl flooring throughout.

Guest Bedroom Five with windows to lightwells to the front and side and served by an En Suite Shower Room fitted with a white suite and chrome fittings, providing a double shower cubicle with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls and floor. Window to the side.

First Floor split-level Landing with stunning leaded stained-glass atrium skylight window feature and with an Inner Landing with an additional staircase leading to the Second Floor. Wood panelled doors to the Bedroom Accommodation.

Principal Bedroom One. A beautiful room with a wide bay window to the front. Original marble fireplace surround with inset tiled fireplace and traditional built in mirror fronted wardrobes. High intricate corniced ceiling.

Adjacent Washroom with reproduction Victorian style suite in white with chrome fittings, providing a WC and wash hand basin. Beautiful stained-glass window to the side. Extensive tiling to the walls and floor.

Bedroom Two with a window enjoying far reaching views to the rear and modern built in wardrobes. Pull down ladder to a Loft Deck creating an extension to the Bedroom, ideal for a teenager. Window to the rear.

Bedroom Three with a window enjoying a far reaching aspect to the rear and with modern built in wardrobes.

This Bedroom is served by an En Suite Shower Room fitted with a white suite of shower cubicle with thermostatic shower, wash hand basin with toiletry cupboard, and WC. Extensive tiling to the walls and floor. Window to the side.

The Bedrooms are served by the stunning Family Bathroom with a window to the side and beautifully appointed with a reproduction Victorian style suite in white with chrome fittings, providing a double ended claw foot bath, vanity unit wash hand basin on an antique finish stand, WC and enclosed shower cubicle with thermostatic shower. Extensive tiling to the walls and floor.

A staircase from the Inner Landing leads to the Second Floor Landing to Bedroom Four and a Shower Room.

Bedroom Four with a dormer providing full ceiling height to a window enjoying a wonderful far reaching aspect. Modern built in wardrobes and chest of drawers. Steps to a raised deck area with two inset double glazed Velux skylight windows.

This Bedroom is served by an En Suite Shower Room fitted a suite in white, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls and floor. Skylight window.

Externally, the front of the property is approached via a block paved Driveway proving off street Parking and retained within mature hedging.

The Garden to the rear is a wonderful feature enjoying a South facing therefore sunny aspect. There is a large stone paved patio area returning across the whole of the back of the house, accessed via both the Dining Kitchen and Lower Ground Floor Games Room. Beyond, the Garden is laid to a large expanse of lawn with steps down to a lower Garden with an artificial lawn area. Within this area there is ample space for a children's trampoline, solid fuel store and a gazebo housing a hot tub.

To the far end of the garden there is a substantial brick built Garden Room and Garden Store suitable for a variety of uses.

There is a timber fence enclosure and stocked borders of shrubs, bushes, trees and plants with substantial trees within the boundaries of this and neighbouring properties providing a most attractive outlook and excellent screening.

A wonderful Garden setting to complete this first class family home.

- Freehold
- Council Tax Band E

