



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 5 Higher Downs

Altrincham, WA14 2QL



£1,000,000

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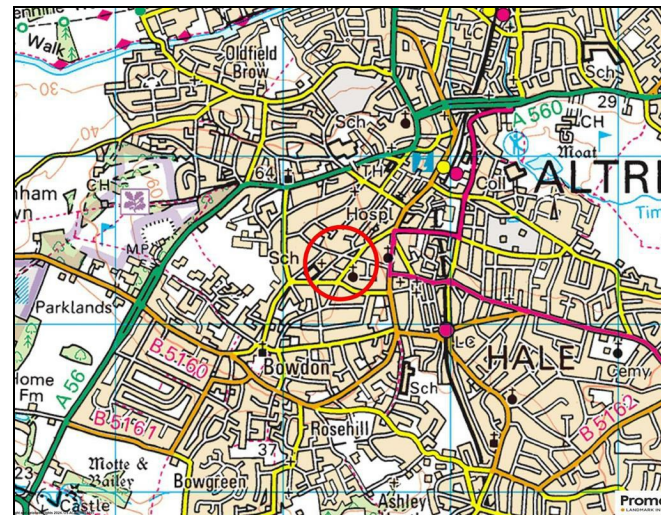
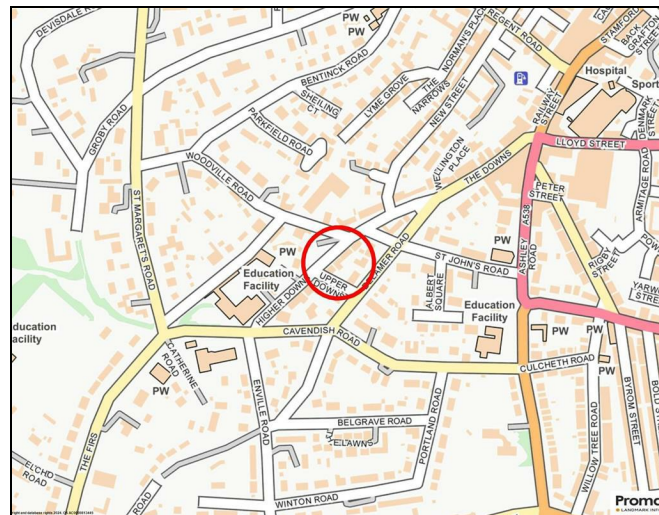
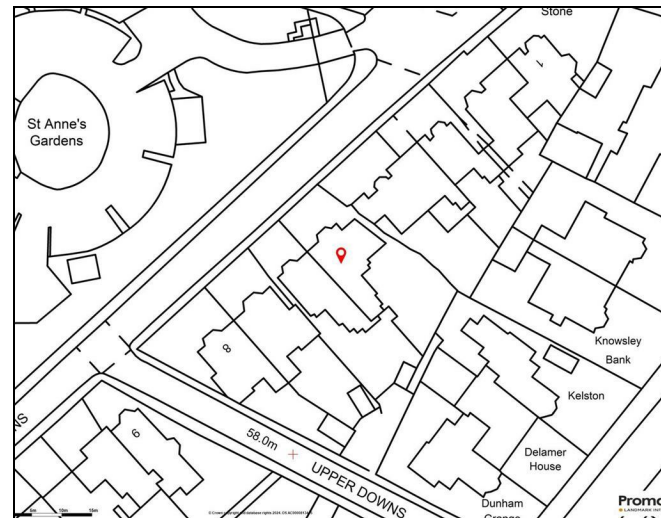
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## energy efficiency

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



# overview

A SUPERBLY PROPORTIONED PERIOD SEMI DETACHED FAMILY HOME IN NEED OF UPDATING, ARRANGED OVER FOUR FLOORS IN A DESIRABLE LOCATION, WITHIN THE DOWNS CONSERVATION AREA, IDEAL FOR ALTRINCHAM TOWN CENTRE AND LOCAL SCHOOLS. 3049SQFT.

Hall. Lounge. Family Room. Dining Kitchen. Utility. WC. Five Bedrooms. Family Bathroom. Store. Cellars. Driveway. Garage. Lovely Gardens. NO CHAIN!



# in detail

A wonderful opportunity to acquire a bay fronted Period property in need of updating, superbly located on this desirable road within The Downs Conservation Area, walking distance of Altrincham Town Centre, all its amenities, the popular Market Quarter, the Metrolink and close to the open space of The Devisdale.

The superbly proportioned property is arranged over Four Floors with the accommodation extending to some 3049 square feet providing an Entrance Hall, Lounge, Family Room, Dining Kitchen, Utility and WC to the Ground Floor and there are Five Bedrooms served by a Family Bathroom over the Two Upper Floors.

To the Lower Ground Floor are the Cellars which are ripe of conversion and offer an incoming purchaser the opportunity to convert into additional living space, subject to any necessary consents.

Externally, there is a Driveway providing off road Parking returning in front of a Single Garage and to the rear is an enclosed Garden with lawn and patio areas enjoying a South facing aspect.

This property is offered for sale with no chain.

Comprising:

Recessed Porch. Original glazed and panelled door leading to a spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Coved ceiling.

Lounge with bay and three inset sash windows. To the chimney breast there is a fireplace feature. Picture rail surround. Coved ceiling.

Family Room with panelled French doors overlooking and providing access to the delightful gardens to the rear. To the chimney breast there is a fireplace feature and built in shelving to one side of the recess. Picture rail surround. Coved ceiling.

Dining Kitchen fitted with a range of base and eye level units with worktops over, inset into which is stainless steel sink and drainer unit with mixer tap over. There is space for freestanding kitchen appliances. Window to the side elevation enjoying views over the gardens and a door provides access to the same.

Utility Room fitted with base and eye level units with worktops over. There is space and plumbing for a washing machine and tumble dryer.

Ground Floor WC fitted with a white suite and chrome fittings. Opaque window to the side elevation.

To the First Floor Landing there is access to Four Bedrooms and a staircase rises to the Second Floor Landing.

Bedroom One with sash window to the front elevation. To the chimney breast there is a fireplace feature. Picture rail surround.

Bedroom Two with window to the rear elevation enjoying views over the gardens. Fireplace feature to the chimney breast. Built in sink.

Bedroom Three with window to the side elevation enjoying views over the gardens. To the chimney breast there is an attractive fireplace feature. Built in sink.

Bedroom Four is a Single room with sash window to the front elevation.

To the Second Floor Landing there is access to Bedroom Five, a Family Bathroom and Walk in Store Room. Inset Skylight window.

Bedroom Five with window to the side elevation enjoying far reaching views towards Manchester City Centre and the Pennines in the distance.

Walk in Store Room with skylight window.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, separate enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Opaque window to the rear elevation. Skylight window. Built in airing cupboard. Tiling to the walls and floor.

To the Lower Ground Floor are the Cellars which are ripe of conversion and offer an incoming purchaser the opportunity to convert into additional living space, subject to any necessary consents.

Cellar Chamber One with window to the front elevation.

Cellar Chamber Two with floor mounted gas central heating boiler.

Externally, to the front there is a paved Driveway providing off road Parking, returning in front of a Garage. Steps lead to a Garden area stocked with a variety of plants, shrubs and trees.

To the rear, there is a paved patio adjacent to the back of the house, accessed via the French doors from the Family Room and Kitchen. Beyond, the Garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees, enclosed with timber fencing.

The Garden is South facing, therefore enjoys a sunny aspect.

This property is offered for sale with no chain.

- Council Tax Band G

AGENTS NOTE:

There is planning permission pending to create a double storey extension to the side of the property- further details are available on request.

