



HALE OFFICE:

212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622

Email: hale@watersons.net

SALE OFFICE:

91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355

Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

2 Clarendon Avenue

Altrincham, WA15 8HD



£825,000





HALE OFFICE:
 212 ASHLEY ROAD, HALE,
 CHESHIRE WA15 9SN
 TEL: 0161 941 6633
 FAX: 0161 941 6622
 Email: hale@watersons.net

SALE OFFICE:
 91-93 SCHOOL ROAD, SALE,
 CHESHIRE M33 7XA
 TEL: 0161 973 6688
 FAX: 0161 976 3355
 Email: sale@watersons.net

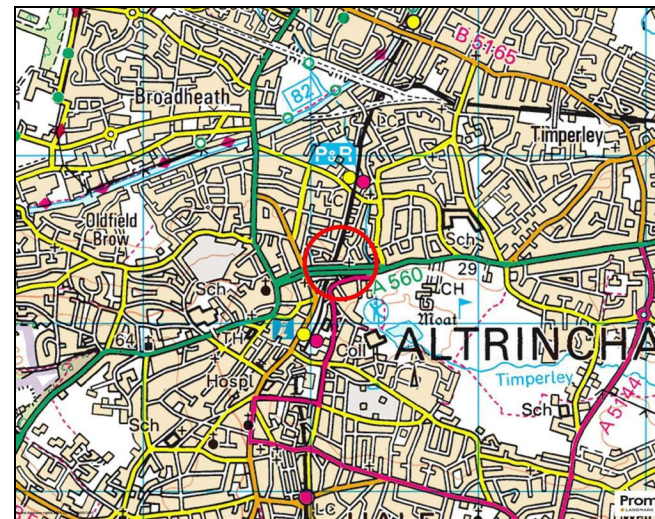
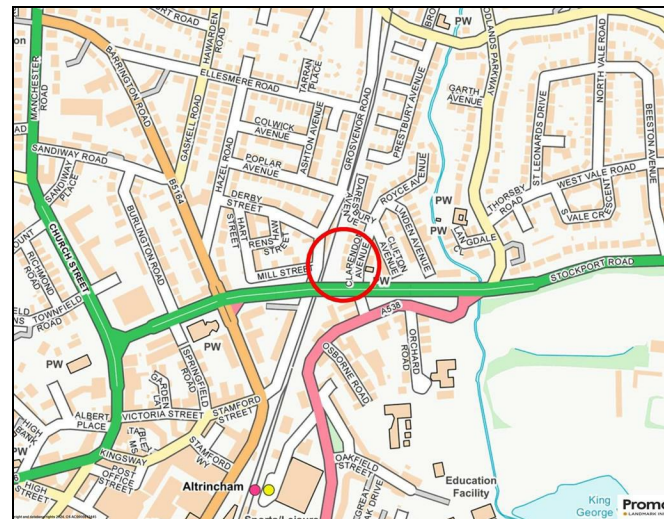
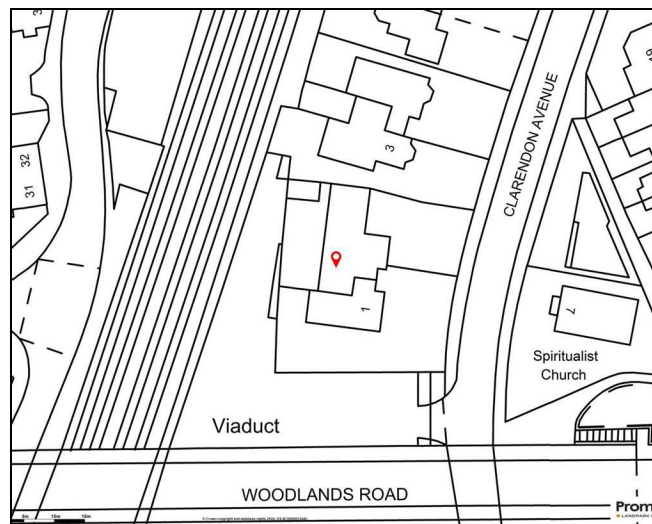
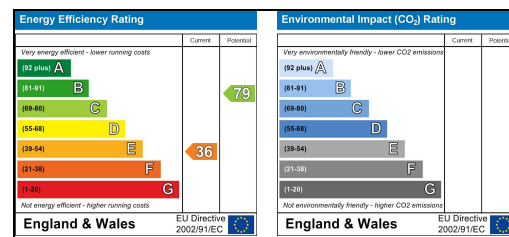


INDEPENDENT ESTATE AGENTS



energy efficiency

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



Overview

AN ENORMOUSLY ATTRACTIVE VICTORIAN SEMI DETACHED FAMILY HOME WITH GREAT POTENTIAL ARRANGED OVER FOUR FLOORS, LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 3273 SQFT

Hall. Lounge. Family Room. Dining Kitchen. Five Double Bedrooms. Two Bath/Shower Rooms. Cellars. Driveway. Garage. Gardens.



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 opportunity to acquire this enormously attractive Gothic style Victorian Semi Detached family home with high gabled, rendered elevations and with accommodation extending to approximately 3300 square feet including a large Attached Garage.

The property is attractively presented throughout with many period features retained to include high corniced ceilings, traditional fireplaces, original windows and a spindle balustrade staircase rising through the floors.

At the same time, the property is now ready for updating and improving to a modern specification, with scope to convert the cellars.

The location is supremely convenient within a moments walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and with St Vincent's School literally on the doorstep.

The property comprises of a large L shaped Hall with staircase rising through the floors, doors to the Ground Floor Accommodation and a further door leading outside.

Beautifully proportioned Lounge with bay window to the front and fireplace feature.

Equally well proportioned Family Room with windows to the side and rear. Fireplace feature.

Dining Kitchen fitted with a modern range of units with a Range cooker, Island unit and integrated fridge, freezer and dishwasher. Windows and door enjoy aspects of and give access to the gardens.

Over the Two Upper Floors are Five Double Bedrooms served by Two Bath/Shower Rooms, one on each floor, with a particularly spacious Bathroom positioned to the First Floor.

The Lower Ground Floor Cellars provide Two main Chambers including a Utility Room, in addition to a Pantry and plumbing for a shower room.

Externally, the property is approached via a Driveway providing ample off road Parking and in turn leads to the large Attached Garage.

The Gardens to the property are well stocked to the front and rear, with the front Gardens laid to lawn with mature borders of shrubs, bushes, trees and plants providing excellent screening.

The rear Garden is wide, laid to lawn with a covered pergola sitting area, enclosed with tall brick walling affording a good degree of privacy.

A fabulous family sized home in a great location, with added potential.

- Freehold
- Council Band E

