



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

Groby Bank Groby Road

Altrincham, WA14 2BJ



£2,200,000

www.watersons.net

www.watersons.net





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

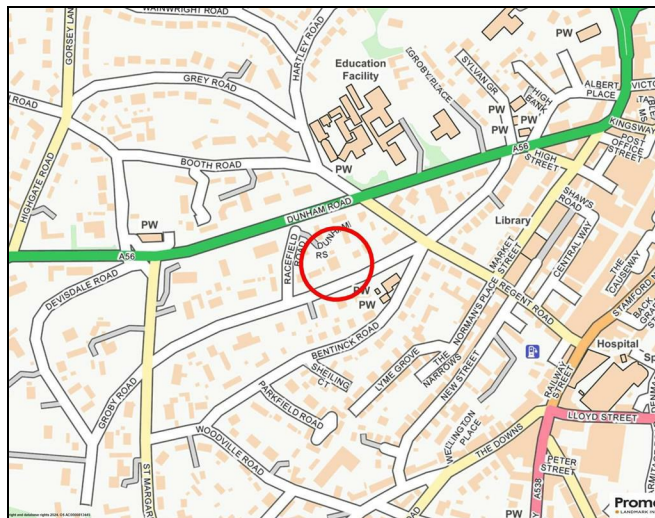
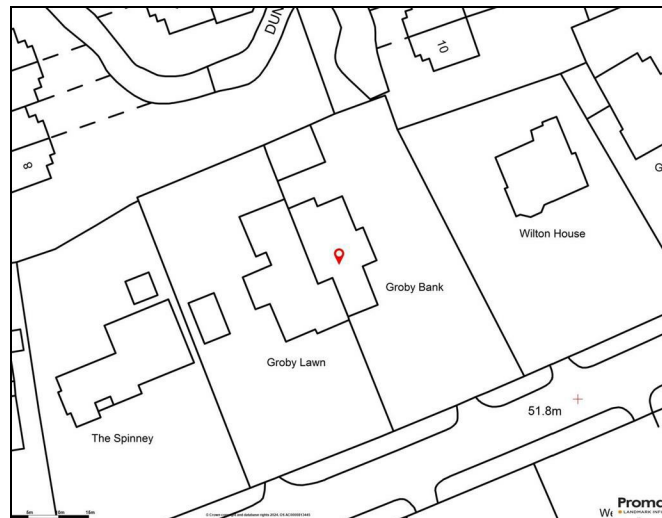
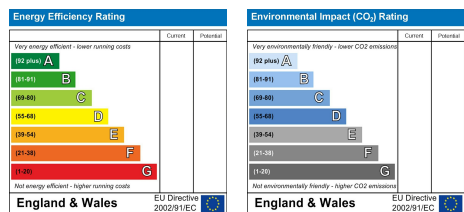


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A TRULY MAGNIFICENT VICTORIAN SEMI DETACHED FAMILY HOME ON A SECLUDED 0.28 ACRE PLOT WITHIN A FEW MINUTES WALK OF THE TOWN CENTRE AND MARKET QUARTER. 5966 SQFT.

Porch. Hall. Lounge. Sitting Room. Stunning 700sqft Live In Dining Kitchen. Lower Ground Family Room, Billiard Room and Gym. Six Bedrooms. Four Bath/Shower Rooms. Driveway. Garage/Outbuilding. Wonderful Garden



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

Groby Bank, a genuine Victorian masterpiece.

A truly magnificent Victorian Semi Detached family home with remarkable accommodation arranged over four floors extending to almost 6000 square feet and standing on a deceptive, mature garden plot of approximately 0.28 of an acre.

The property has been updated, extended and improved with high specification kitchen and bathroom fittings and perfectly blends period and contemporary styles, with a stunning Open Plan Live In Dining Kitchen extension to meet the needs of the modern family.

The vendors have ensured that they have retained a host of original features to include high intricate corniced ceilings rising to 11'6", sash windows, panelled internal doors, impressive fireplaces and the most incredible spindle balustrade staircase rising through the floors with domed skylight window to the stairwell.

The accommodation is both extensive and versatile providing Two beautiful Reception Rooms to the Ground Floor in addition to the stunning 700 square foot Live In Dining Kitchen. The Lower Ground Floor Cellars have been extended to provide a Family Room, Games Room, Utility Room and Gym.

There are up to Six Double Bedrooms over the two upper floors served by Four Bath/Shower Rooms, with a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

The property is ideally situated, set back and unseen from the road on a wonderful, mature plot within walking distance of Altrincham Town Centre and the popular Market Quarter, its facilities and the Metrolink and within easy reach of both Altrincham Boys and Girls Grammar Schools and access to the M56/M6 motorway networks serving the region.

Comprising:

Porch. Impressive Hall. Cloakroom. Lounge with front aspect and impressive fireplace feature.

Sitting Room with side aspect and fireplace feature.

Inner Hall with Ground Floor WC off.

Stunning 700 square foot Live In Dining Kitchen being split level and divided into natural Living, Dining and working Kitchen spaces, with the upper and lowers areas are divided by way of a glass balustrade. Full width sliding patio doors giving access to and enjoying a wonderful aspect of the beautiful gardens and having an additional Atrium skylight window feature providing an abundance of natural light. Wood finish flooring throughout.

The Kitchen is fitted with an extensive range of custom built, painted finish timber fronted units arranged around a substantial central island unit incorporating a breakfast bar. Integrated or freestanding appliances include a Range cooker, American style fridge freezer and dishwasher.

Lower Ground Floor

Cellar Chamber One/Family Room with French doors to the garden to the front and extensive cabinets.

Cellar Chamber Two/Panelled Billiard Room with outside aspect.

Cellar Chamber Three/Gym with large storage off.

First Floor Landing and Inner Landing with extensive original, built in linen cupboards. Continuation of the staircase to the second floor with natural light via the domed skylight window feature.

The Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom is accessed via an entrance lobby area with doors leading off.

Principal Bedroom One with front aspect and original fireplace and built in wardrobes.

Dressing Room which could also be utilised as a Bedroom with window to the side and built in wardrobes.

En Suite Bathroom, refitted and stylishly appointed with a white suite and chrome fittings, providing a double ended bath, separate shower cubicle, wash hand basin and WC.

The Dressing Room and Bathroom were created from what was originally the Second Bedroom.

A further Double Bedroom with original fireplace to this floor has garden aspects and is served by the adjacent Shower Room which also

doubles as a Laundry Room with plumbing for a washing machine. Separate WC.

Second Floor Landing with dome skylight feature, serving Three superb Double Bedrooms located under the eaves of the property with attractive sloping but not restricting ceiling height and original fireplaces. These Bedrooms are served by Two further stylishly appointed Shower Rooms.

Externally the property is approached via sandstone pillars to a gravelled driveway, returning to a large parking area to the front of the property. There is access through the rear garden to a substantial 450 sq ft Outbuilding/Garage, although it is anticipated that an incoming purchaser would not use this as a Garage and could indeed, via an extension, connect it to the main body of the building to create additional living space, subject to any necessary consents.

The gardens to the property are beautifully set out, having areas of lawn with deep, mature borders of shrubs, bushes, trees and plants. There is a patio terrace off the Live In Dining Kitchen, a further patio and pergola for outside entertaining and a perfectly positioned patio for the evening setting sun.

There are substantial, mature trees within the boundaries of this and neighbouring properties providing most attractive outlooks and excellent screening.

A wonderful property filled with enormous character.

- Freehold
- Council Tax Band H

