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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

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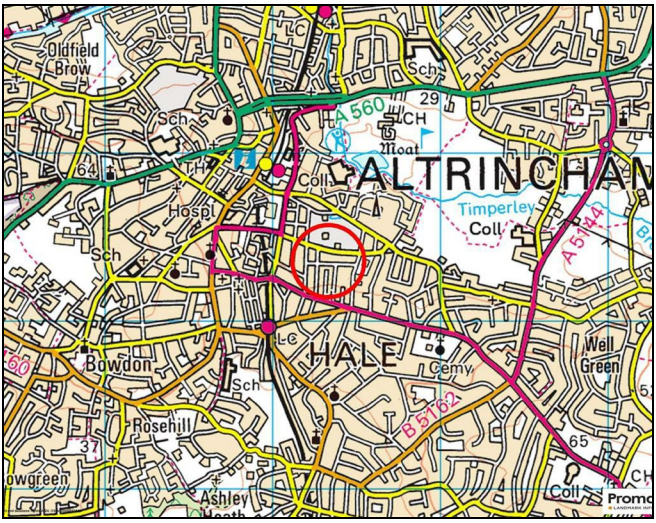
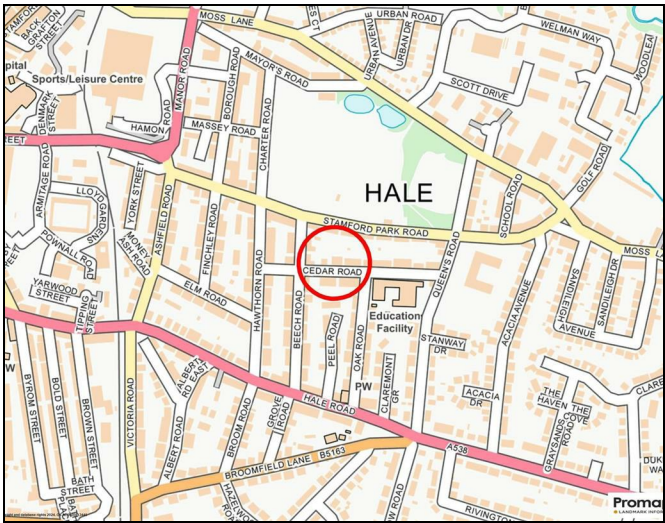
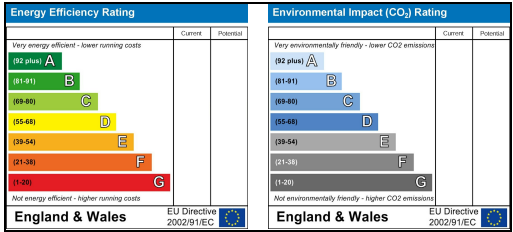
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energy efficiency

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



overview

A FABULOUS PERIOD TERRACED PROPERTY BENEFITTING FROM COMPREHENSIVE CELLAR AND LOFT CONVERSIONS, LOCATED AMONG THE POPULAR 'TREE ROADS' AND CLOSE TO BOTH HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1969sqft.

Porch. Hall. 450sqft Living and Dining Room. 400sqft Live In Breakfast Kitchen. Playroom. Four Bedrooms. Three Bath/Shower Rooms. Good sized Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures 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

An enormously attractive and distinctively designed, double height, bay fronted Victorian Terraced property, being one of the larger design houses on the ever popular 'Tree Roads' and having been extended, updated and improved to include a Kitchen extension and Loft and Cellar Conversions to provide fantastic family living space arranged over Four Floors, extending to approaching 2000 square feet.

The location is supremely desirable, within walking distance of both Hale Village with its range of fashionable shops, restaurants and bars, and Altrincham Town Centre, its facilities, the popular Market Quarter and the Metrolink. The open space of Stamford Park and School are on the doorstep.

The property has been tastefully updated and improved, with original features retained or enhanced, and high specification kitchen and bathroom fittings with versatile accommodation providing a 450 square foot through Living and Dining Room, in addition to a 400 square foot Live In Breakfast Kitchen with folding doors onto the garden.

The Lower Ground Floor Converted Cellars provides an ideal Playroom/Home Study/Guest Bedroom with an En Suite Shower Room.

Over the Two Upper Floors are Four Bedrooms, one ideal as a Nursery Bedroom, served by Two stylish Bath/Shower Rooms, including a Top Floor Principal Bedroom enjoying attractive, far reaching views and an En Suite Shower.

The excellent family accommodation is complemented by a good sized rear Garden, which is laid principally to lawn with patio and decking areas, one being positioned to the far end of the Garden to maximise the South and West facing sun.

This really is a superb example of a most popular style of property, offering a lot more than initially meets the eye!

Comprising:

Entrance Porch to Entrance door with inset leaded stained glass windows. Hall with wood finish flooring and a staircase to the First Floor. A doors leads through to the:

450 square foot through Living and Dining Room with a continuation of the wood finish flooring. The Living Area having a wide bay window to the front with stained glass leaded lights and built in window seat. Attractive fireplace feature. The Dining Area has a window to the rear and a cast iron, solid fuel burning fireplace.

400 square foot Live In Breakfast Kitchen. A fantastic space with folding doors giving access to and enjoying aspects over the rear gardens and three further windows provide much natural light. Tiled flooring throughout.

There is ample Living and Dining Space and the Kitchen Area is fitted with a range of white laminate fronted units with Silestone worktops over, with integrated stainless double oven, microwave, hob and extractor fan, further built in fridge freezer and dishwasher.

Lower Ground Floor Converted Cellars, ideal as a Playroom, Study or Guest Bedroom with a lightwell window to the front and served by the En Suite Shower Room.

First Floor Landing serving Three Bedrooms and a Family Bathroom.

Bedroom One with wood finish flooring and shuttered sash windows to the front. Custom built wardrobes. Cast iron fireplace.

Bedroom Two with a sash window to the rear and a cast iron fireplace.

Bedroom Three or Nursery or Study with a sash window to the side.

The Bedrooms are served by the stunning Family Bathroom fitted with a reproduction Victorian style suite in white, providing an acrylic claw foot bath, wash hand basin on a stand, high cistern WC and an open wet room style

shower area with 'drench' shower head. Extensive tiling to the walls and floor. Reproduction Victorian style radiator. Sash window to the rear. Cast iron fireplace.

Second Floor Landing to:

Principal Bedroom Four. A fantastic room with full height window enjoying a far reaching aspect to the rear and a further skylight window to the front. Access to under eaves storage space. Extensive built in wardrobes.

This Bedroom is served by an En Suite Shower Room fitted with a reproduction Victorian style suite in white. Skylight window. Extensive tiling.

This completes a first class family home in a great location.

- Freehold
- Council Tax Band D

