



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# Grafton House Marlborough Road

Bowdon, Altrincham, WA14 2RW



£1,595,000

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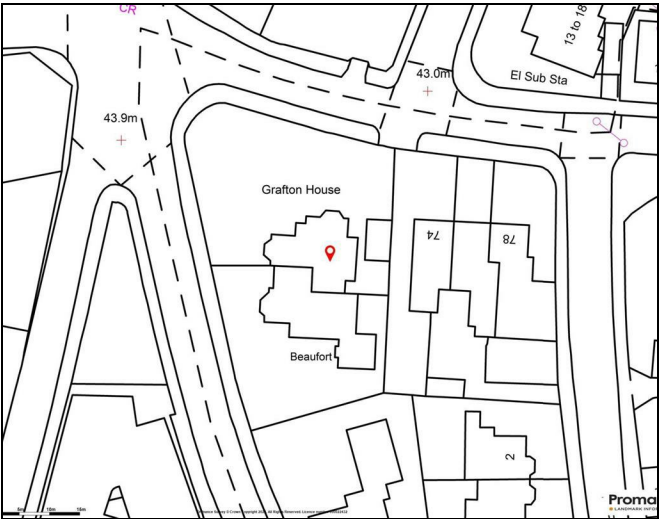
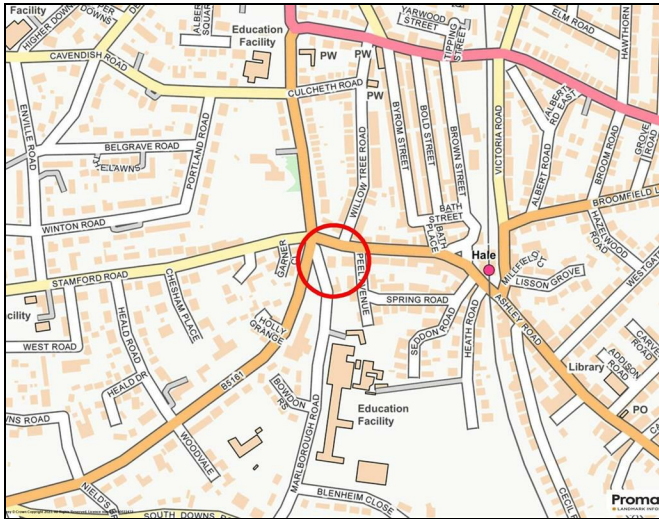
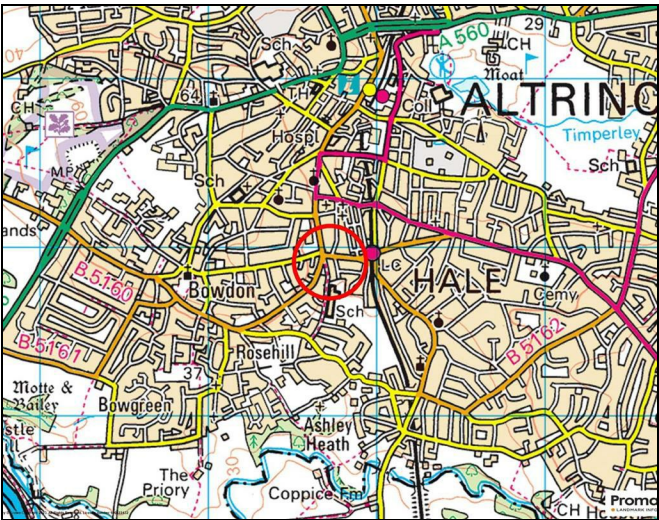
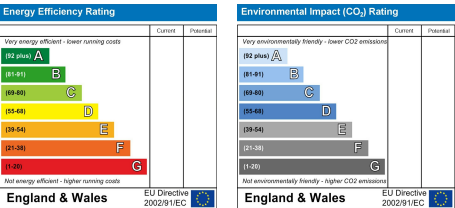


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# energy efficiency

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



# overview

A stunning Period Semi detached family home standing on a lovely, mature garden plot in this desirable location close to both Hale Village and Altrincham Town Centre. 4468sqft

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Pantry. Family Room. Sitting Room. Gym. Utility. Six Double Bedrooms. Three Bath/Shower Rooms. Gated Entrance. Parking. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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 beautiful Victorian Semi Detached family home with remarkable accommodation arranged over Four Floors, including Converted Cellars, extending to approximately 4500 square feet and standing on a lovely, mature garden plot in this prominent location on the corner of Marlborough Road and Ashley Road.

As such, the property is ideally positioned within walking distance of both Hale Village with its range of fashionable shops, eateries and bars, Altrincham Town Centre, its facilities, the popular Market Quarter and both Altrincham Boys' and Girls' Grammar Schools.

The accommodation is perfect for a growing family with Two Reception Rooms to the Ground Floor, in addition to the Breakfast Kitchen and there are Three further Reception Rooms within the Lower Ground Floor Converted Cellars, in addition to a Utility Room and Shower Room.

Over the Two Upper Floors are Six Double Bedrooms served by Two stylishly appointed Bath/Shower Rooms.

The corner Garden plot provides good off street Parking through a gated entrance, in addition to a Single Garage which has been partly converted to provide a Sun Logia, whilst the garden areas wrap around the front, sides and rear of the property providing well screened areas of lawn, mature borders and a particularly attractive, enclosed Courtyard style outside dining space.

The house is beautifully presented throughout with high specification kitchen and bathroom fittings and a wealth of character features retained to include high intricate corniced ceilings, impressive original or reproduction fireplaces, working sash windows and a spindle balustrade staircase rising through the floors.

A truly magnificent home in a fantastic location.

- Freehold
- Council Tax Band G

