



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,150,000

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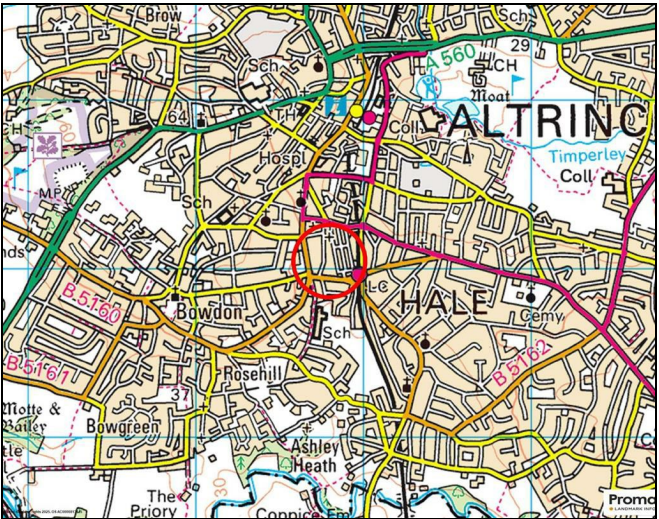
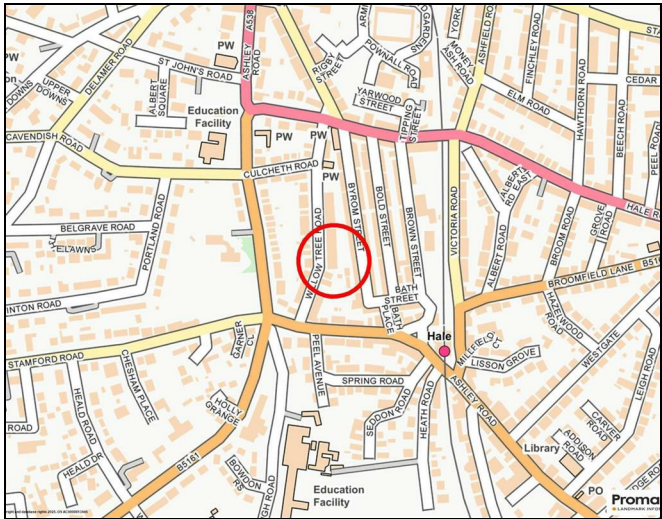
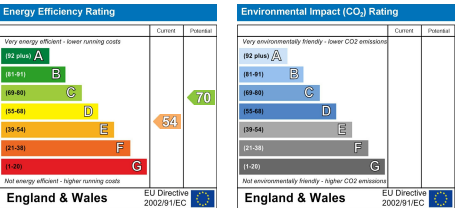


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energy efficiency

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



overview

A SUPERBLY PROPORTIONED AND BEAUTIFULLY PRESENTED VICTORIAN FAMILY HOME IDEALLY LOCATED ON THIS POPULAR ROAD, WITHIN WALKING DISTANCE OF HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 2790sqft.

Porch. Hall. WC. Lounge. Dining Room. Breakfast Kitchen. Family Room. Five Double Bedrooms. Two Bath/Showers. Cellars. Driveway. Garden.



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 beautifully proportioned, updated and improved Victorian property perfectly located on this desirable road, ideally positioned within walking distance of Hale Village with its range of fashionable shops, eateries and bars and Altrincham Town Centre, the Metrolink and the popular Market Quarter. In addition, the property is also within easy walking distance of both Altrincham Boys and Girls Grammar Schools.

This well presented home offers extensive and versatile accommodation over four floors extending to approximately 2790 sq ft providing a Hall, WC, Open Plan Lounge/Dining Room, Family Room and Breakfast Kitchen, served by Five fabulous Bedrooms and two well appointed Bathrooms.

To the Lower Ground Floor are the Cellars which provide extensive valuable storage and offer the potential to convert into additional accommodation, subject to any necessary consents.

Externally, there is a block paved Driveway providing off road parking for two cars to the front and a lawned garden with patio area to the rear.

Comprising:

Recessed Porch. Entrance Hall with spindle balustrade staircase rising to the first floor. Doors provide access to the ground floor living accommodation. Wood flooring. Corniced ceiling.

Ground Floor WC with white suite and chrome fittings. Traditional tiled floor. Picture rail surround.

Lounge with attractive bay window to the front, covered by Venetian blinds. To the chimney breast there is a traditional timber fireplace surround with cast iron, open grate fire. Wood flooring. Corniced ceiling.

Dining Room with French doors opening onto the gardens. Wood flooring.

An opening leads through to an Inner Hall with steps up to the Breakfast Kitchen and down to the Family Room, creating a connected Family Room, Dining Room and Breakfast Kitchen.

Breakfast Kitchen with a low ledge window enjoying an elevated view of the garden, fitted with a range of base and eye level units, with granite worktops over, with inset double bowl sink units. Freestanding appliances which may be available to the incoming purchaser, subject to negotiation, include a Rangemaster range cooker with five gas burners and double ovens and an American-style fridge freezer. Integrated Neff dishwasher. The work surfaces return to a peninsular unit breakfast bar. Tiled flooring.

Steps lead down to the Family Room, effectively at Lower Ground Floor level but with the external ground levels excavated to make this room at garden level with French doors onto the garden. Wood flooring. Coved ceiling.

First Floor Split Level Landing with spindle balustrade staircase continuing to the Second Floor and serving Three Double Bedrooms and the Family Bathroom.

Principal Bedroom One is beautifully proportioned, positioned to the front with bay window feature, having a marble fireplace surround. Built-in wardrobes provide hanging and storage space. Intricate corniced ceiling.

Bedrooms Two and Three are both double rooms overlooking the rear.

Family Bathroom fitted with a white suite and chrome fittings, providing a claw-foot bath with thermostatic shower over and glazed screen, wash hand basin and WC. Extensive tiling to the walls.

Second Floor Split Level Landing with the accommodation located under the eaves of the property, with attractive sloping ceilings.

Bedroom Four is currently utilised as a Home Office, with ample space for two to work from home, with an opening to the gable front window and access to under eaves storage space.

Bedroom Five is another large double room with a window to the rear.

These Bedrooms are served by a particularly spacious Bathroom with Velux skylight windows, fitted with a white suite and chrome fittings providing a double ended, free standing claw-foot bath, a large walk in shower, wash hand basin unit and WC. Tiling to the shower area.

To the Lower Ground Floor, the Cellars offer excellent potential to convert, subject to any necessary consents. They offer a large Hall area providing a Utility space with room for a washing machine and tumble dryer and extensive storage. A further small Chamber with a Belfast pot sink and a large main Chamber with windows opening to a deep light well to the front. Worcester Bosch gas central heating boiler installed in 2024.

Externally, the front of the property is approached via a block paved driveway providing off street parking for two cars side by side. The road has no parking restrictions, so guests are free to park over the end of the driveway.

To the rear there is a sunken stone-paved patio area adjacent to the back of the house accessed via the French doors from the Family Room and the Dining Room, beyond which the garden is laid principally to a shaped lawn with deep borders stocked with shrubs, bushes and plants and closed with tall brick walling. Paved ginnel at the side of the house offers space for garden storage

- Freehold
- Council Tax Band F

