



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

48 Hart Street

Altrincham, Cheshire, WA14 1JW



£725,000

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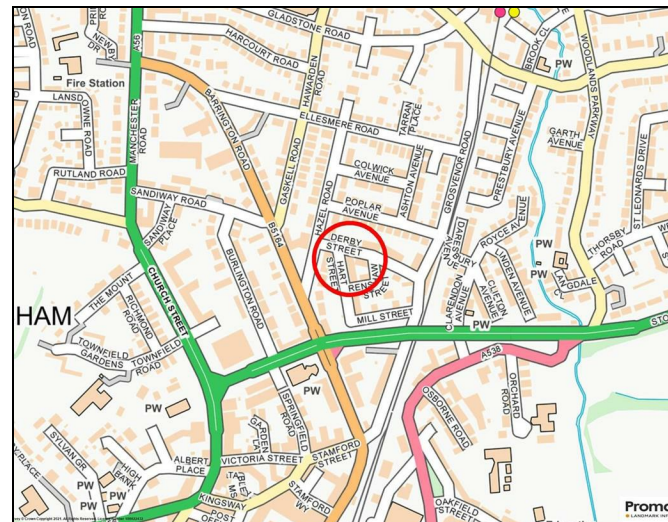
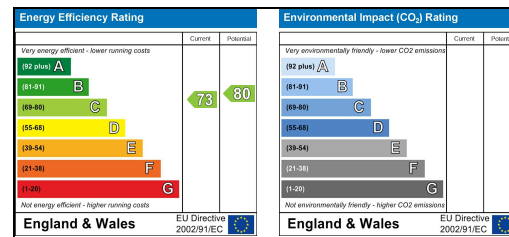


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

A SUPERBLY UPDATED AND PROPORTIONED PERIOD END TERRACE WITH PARKING, LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND METRO. 2100sqft.

Hall. WC. Three Receptions. Stylish Dining Kitchen. Utility. Four Double Bedrooms. Bathroom. Potential for second Shower Room. Driveway. Large Courtyard Garden. Fantastic!



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

An immaculately appointed, significantly updated and improved, double fronted Victorian End Terraced property in this highly desirable location within walking distance of Altrincham Town centre, its facilities, the Metrolink and the popular Market Quarter.

In addition, Navigation Road, Altrincham Church of England and St Vincent's Roman Catholic Primary Schools are all within walking distance.

The exceptional property has been fully renovated in keeping with its original Victorian character, including double glazed Victorian style sash windows, cast iron style radiators, intricate high corniced ceilings, decorative ceiling roses and a spindle balustrade staircase rising through the four floors.

The impressive property benefits from lower ground floor converted cellars, in addition to a loft conversion and has accommodation extending to approximately 2100 square feet providing a large Lounge to the Ground Floor in addition to a stunning 250 square foot Dining Kitchen with utility room off. The Lower ground floor provides a family room and study whilst over the upper floors are four double bedrooms served by a superbly appointed Victorian style Bathroom with scope for an additional shower room next to the top floor bedroom.

Externally, there is off street Parking to the front and a large patio and garden to the rear.

This is a really individual property that definitely needs to be seen to be fully appreciated.

Comprising:

Porch to panelled Entrance door with fanlight window above to:

Hall featuring a high intricate cornice ceiling which is repeated throughout the property, with decorative ceiling roses and having attractive parquet effect wood finish flooring. Wood panel doors give access to the Ground Floor Accommodation. Cloaks cupboard. A spindle balustrade staircase leads to the Upper and Lower Floors with windows at both Half Landing levels providing natural lighting.

There is a well-appointed Ground Floor WC off at the Half Landing level towards the Lower Ground Floor with a suite in white with chrome fittings, stainless steel finish ladder radiator and window to the rear.

Lounge with a continuation of the parquet effect wood finish flooring and having a deep reproduction working sash bay window to the front and a further sash window to the side.

Dining Kitchen, divided into natural working Kitchen and Dining Areas by way of a peninsular unit breakfast bar with a wide working sash bay window to the front and a further sash window overlooking the rear Garden.

The Kitchen is fitted with a range of contemporary design laminate fronted units with worktops over. Integrated AEG appliances to include double ovens, five ring gas hob with extractor fan over, integrated dishwasher, tall larder fridge unit. LED lighting.

Door to the Utility Room fitted with a matching range of units to that of the Kitchen with inset sink unit. Tall larder freezer unit. Cupboard providing housing and plumbing for a washing machine.

Lower Ground Floor Converted Cellars. A comprehensive Basement Conversion with generous ceiling height, LED lighting throughout and with two rooms located off a Hall Area.

Family Room. An excellent additional Reception Room with a deep lightwell window to the front.

Study/Playroom which is currently utilised as a Home Office with a window to a deep light well to the front.

First Floor Landing with a window and storage cupboard at Half Landing Level and with a continuation of the spindle balustrade staircase leading to the Second Floor. Panelled doors give access to the Bedroom and the Bathroom Accommodation.

Bedroom One with sash window to the front and period style radiator.

Bedroom Two with sash window to the front and period style radiator.

Bedroom Three with sash window to the rear and period style radiator.

The Bedrooms are served by a beautifully appointed Bathroom fitted with a reproduction Period style suite in white with chrome fittings providing a wood panelled bath with Victorian style 'telephone taps', pedestal wash hand basin, WC and open wet room style shower area with 'drench' shower head, plate glass screen and tiled surround. Traditional wood panelling to the part height of the walls. Victorian style radiator. Window to the rear.

Second Floor Landing with deep under eaves storage cupboard at Half Landing level, a door to the Fourth Bedroom and a large walk in Storage Room/potential Shower Room.

Bedroom Four is a superbly proportioned room located under the eaves of the property with attractive sloping ceilings, with two inset double glazed Velux skylight windows and with access to extensive under eaves storage space.

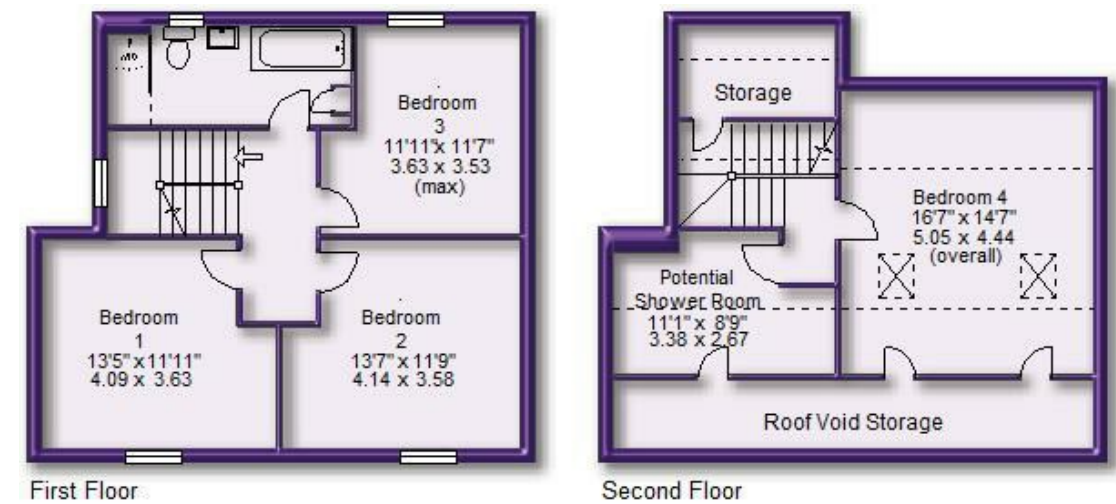
Adjacent to the Bedroom is a large walk in Storage Room which is ideally suited to a convert into a Shower Room, but currently provides valuable storage space with additional under eaves storage.

Externally, the front of the property is approached via a gravelled Driveway providing off street Parking for two vehicles and enclosed with maturing stocked borders within a brick and sandstone wall.

A gate leads down the side of the property to a stone paved pathway leading to the rear Garden. This is entirely stone paved for ease of maintenance and is accessed via the Dining Kitchen and Utility Room and is enclosed within timber fencing.

A wonderful property in a superb location.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 2104 Sq. Feet
= 195.5 Sq. Metres

