

Avon Road, Altrincham, WA15 0LB



A Fabulous Mid Edwardian Terraced property built 1902 with accommodation arranged over three floors, within walking distance of Hale Village and with off road parking. Comprising of a large through lounge with period features throughout the property including coving and picture rails, original doors, fireplaces, cornices and stained glass windows to the front window. The modern kitchen has been recently renovated with a step up to the dining area and patio doors onto the large private garden area. There is a useful finished cellar to the basement and a downstairs wet room/wc. To the first floor is three good sized bedrooms and a family bathroom. There is a large loft space which also could be easily converted to make this a four bedroom property as many others in the street have done. To the front of the property there is off road parking and a recently new driveway. Council Tax Band D. FANTASTIC FAMILY HOME in a MUCH SOUGHT AFTER LOCATION

OIRO £595,000

ENTRANCE PORCH

Entering into the property through a UPVC DG door into a brick built porch with entrance into the property via the front door.

HALLWAY

A long galley hallway with carpeted flooring with ornate ceiling and features. A wall mounted radiator and centre light fitting.



FRONT LOUNGE

11'11" (3m 63cm) X 15'3" (4m 64cm)

Original door into the front lounge which is a great size and has original features, with wall lights, to the front elevation is a upvc double glazed window with original stained glass preserved and in the centre is a feature fireplace opening into the sitting room. The flooring is carpeted and there are two centre light fittings with a centre cornice



SITTING ROOM

12'2" (3m 70cm) X 15'0" (4m 57cm)

The sitting room opens into the lounge making this a large one room and features another fireplace, wall lights and carpeted flooring. A centre cornice fitting with light. A upvc double glazed window overlooking the back of the house.



DINING ROOM

9'0" (2m 74cm) x 10'"

A bright open dining room recently renovated with beautiful tiled wood effect flooring, and has three upvc double glazed windows giving lots of light to the room with steps down into the kitchen. Underfloor heating to this room.



KITCHEN

8'9" (2m 66cm) X 9'8" (2m 94cm)

A modern recently renovated fitted kitchen with a range of wall and base units and integrated appliances including the dishwasher, cooker, oven and hob with space for freestanding washing machine. A Worcester boiler contained into the units with spotlights to the ceiling and a new tiled wood effect floor, with underfloor heating. Access to the back garden through the patio doors to the patio area.



DOWNSTAIRS WET ROOM/SHOWER ROOM/WC

5'8" (1m 72cm) X 7'4" (2m 23cm)

Through an original wooden door into the hallway for access to the cellar is a useful wet room/wc which is fully tiled and has a hand basin, shower, wc and wall mounted heated radiator. Underfloor heating and spotlights to the ceiling.

CELLAR ROOM - CHAMBER 1

11'9" (3m 58cm) X 12'10" (3m 91cm)

There are stairs to the cellar which are carpeted and open into two spaces, the first chamber being used as a cinema room with fire escape upvc double glazed window and carpeted flooring.



CELLAR ROOM - CHAMBER 2

11'9" (3m 58cm) X 4'10" (1m 47cm)

This part of the cellar is currently used as a gym.

STAIRS AND LANDING TO THE FIRST FLOOR

From the hallway stairs access the landing which have been carpeted. Access to the loft which is a large space and could easily be converted.



MASTER BEDROOM

15'8" (4m 77cm) x 12'11" (3m 93cm)

The master bedroom is found at the end of the landing with original door, centre light fitting and is a spacious bright room with feature cast iron fireplace, fitted wardrobe to the side and upvc double glazed window overlooking the front of the property.



BEDROOM 2

10'3" (3m 12cm) X 12'10" (3m 91cm)

Along the landing is the second double bedroom with original features to the ceiling and cast iron fireplace. A upvc double glazed window overlooking the rear of the house and a centre light fitting. The flooring is carpeted and there is a wall mounted radiator to this room.

BEDROOM 3

8'11" (2m 71cm) x 10'11" (3m 32cm)

A very large single bedroom with carpeted flooring, upvc double glazed window and centre light fitting.

BATHROOM

5'11" (1m 80cm) X 6'9" (2m 5cm)

A family bathroom with bath and overhead shower with glass shower screen, wc and hand basin with under sink storage. Tiled period flooring and tiled walls. A wall mounted heated radiator and upvc double glazed window. Underfloor heating to the floor.



OUTSIDE GARDENS AND DRIVEWAY

To the front of the property is a newly laid driveway, and to the rear of the property is a large garden which is mainly laid to lawn, with side hedges and a patio area.



Total Area: 142.5 m² ... 1534 ft²

All measurements are approximate and for display purposes only