



Are you looking for a spacious FAMILY home that is within walking distance to Altrincham's vibrant town centre, Altrincham train and Metrolink station and within the catchment area for many excellent primary, secondary and grammar schools? Then look no further!!! This stunning and well presented five bedroom period mid terrace home measures over 1500 square feet and has been designed and extended to optimise every space possible providing a spacious family home. This exceptional home has been created to provide an abundance of space complete with converted cellars and a loft Dorma extension. Arranged over four floors you will find useable cellars with three large chambers and a W.C, a separate lounge, open plan kitchen and dining space, five great sized bedrooms, two bathrooms, a private courtyard to the rear and residents parking. This STUNNING PERIOD property is a credit to the current owners who have really made this house an exceptionally spacious home throughout. Viewings come highly recommended and are to be arranged by contacting the office.



Entrance Hall

Composite door to the front, black and white tiled flooring with recessed door mat, wall mounted radiator, carpeted stairs to the first floor and access to all rooms.

Lounge

Double glazed box bay window fitted with window shutters, Oak veneer laminate flooring, ceiling light point, double wall mounted radiator, television point and plug points.

Dining room

Laminate flooring, ceiling light point, double glazed patio doors, wall mounted radiator, floor to ceiling built in storage cupboard and statement cast iron fireplace with mantel and tiled hearth. Open plan into the kitchen.

Kitchen

Fitted with a range of wall and base unit cupboards with roll top work surface. Double glazed window to the side, half glass Upvc door to the rear, water resistant laminate flooring, ceiling light point and wall mounted radiator. Gas hob with over head extractor, gas oven and stainless steel sink with mixer tap. Space for washing machine and fridge freezer. Access into the cellar

Cellar

Stairs into the cellar, ceiling light point and plug points access to all chambers.

Chamber one

Laminate flooring, ceiling light point, wall mounted radiator, double glazed window to the front and plug points. Built in work bench.

Chamber two

Laminate flooring, ceiling light point, wall mounted radiator and plug points.

W.C

Tiled flooring, ceiling light point, wall mounted towel radiator, pedestal W.C and vanity handwash basin with tiled splash backs.

Chamber three

Laminate flooring, ceiling light point and wall mounted radiator.

First Floor Landing

Carpeted stairs and landing, plug points and access to all first floor rooms and carpeted stairs to the second floor.

Bedroom one

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, built in floor to ceiling wardrobes and alcove shelving.

Bedroom Two

Original wooden flooring, ceiling light point, double glazed window to the rear, plug points, wall mounted radiator, built in floor to ceiling wardrobes and decorative cast iron fireplace.

Bedroom Three

Currently used as a walk in wardrobe. Carpeted flooring, ceiling light point, double glazed window to the rear, plug points, wall mounted radiator. Wall mounted combi boiler.

Family bathroom

Modern three piece fitted bathroom comprising of a bath with a shower over, pedestal W.C and handwashing basin. Vinyl flooring, ceiling light point, double glazed window to the side and wall mounted towel radiator.

Second floor landing

Carpeted stairs and landing, ceiling light point, plug points access to bedroom four, five and the bathroom

Bedroom four

Carpeted flooring, ceiling light point, double glazed window to the side, wall mounted radiator, plug points and built in wardrobe.

Bedroom five

Carpeted flooring, Velux window to the front, double glazed window to the rear, ceiling light point, plug points and wall mounted radiator.

Shower room *oom18size*}

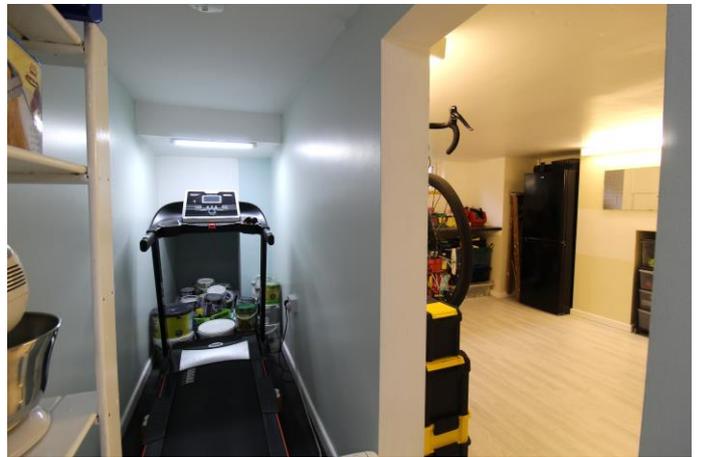
A three piece shower room comprising of a shower cubicle, pedestal W.C and handwashing basin wash basin. Velux window to the front, vinyl flooring, ceiling spotlights and wall mounted towel radiator.

Externally

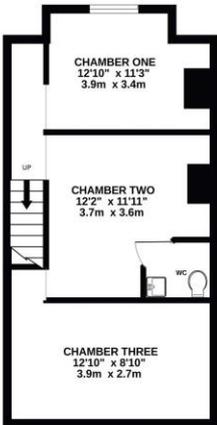
To the front of the property there is a lawned front garden with a paved path sat behind a brick built wall and accessed via an iron gate. Tiled steps and a tiled checkerboard porch lead to the front door. To the rear there is a 'L' shaped paved yard surrounded by a rendered wall. A decked balcony and steps take you from the patio doors from the dining room and paved steps from the kitchen. Ample space for a seating area and bbq and wooden gate to the rear.

Schools

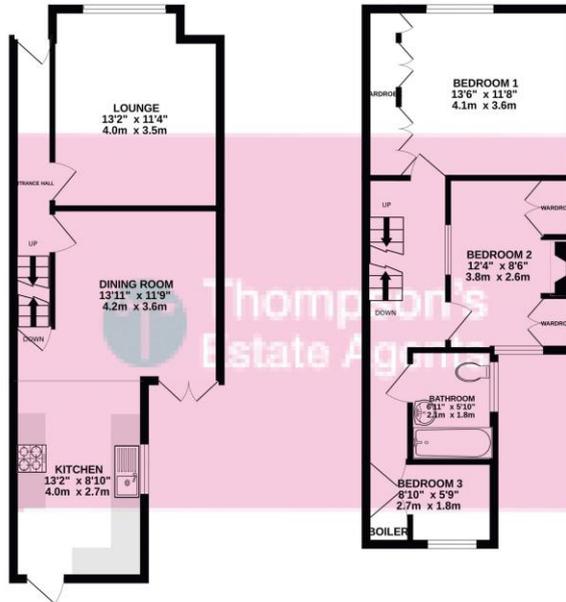
St Vincent's Catholic Primary School 0.1 miles Blessed Thomas Holford Catholic College 0.3 miles Navigation Primary School 0.4 mile Wellington Road Secondary School 0.7 miles Altrincham Grammar School for Girls 1.4 miles Altrincham Grammar School For Boys 1.4 Although all care has been taken to ensure that this information is correct, the information provided is for guidance only.



CELLAR
364 sq.ft. (33.8 sq.m.) approx.



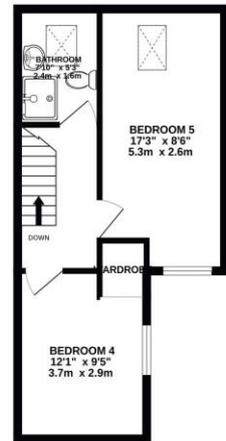
GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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