





£1,795,000

Features

- Victorian Period Property
- 5 Chamber Basement
- 5,000sqft +
- 5 Reception Rooms
- Walking distance to Altrincham town centre
- 6 Bedrooms
- Gated Off Road Parking
- Garden Room
- Downstairs WC
- No Onward Chain



Offering NO ONWARD CHAIN, this stunning characterful Victorian semi detached property built in the stylish yellow Bowdon brick and within the conservation area, is brilliantly located on the sought after Delamer road, which is only a short walk into Altrincham town centre and Hale village.

In brief the property offers double vaulted ceilings throughout and period features stunning wooden sash windows and partially double glazed. It includes an entrance hall with access to the bay fronted lounge with solid fuel burning stove, office, cloakroom/WC, bright dining room with double doors to kitchen breakfast room and utility which leads further to the stunning garden room with its abundance of natural lighting and bi fold doors to rear garden. To the rear of the entrance hall is access to the basement which has five separate unconverted chamber rooms. One of the rooms is currently used as a cinema room and the others include a wine cellar and boiler room.



General information

- **Tax Band:** G
- **Sqft:** 5107.00 sq ft
- **Plot:** 0.11 acre(s)
- **Bedrooms:** 6
- **Bathrooms:** 3
- **Postcode:** WA14 2NQ



To the first floor there are three double bedrooms, one of which is the main bedroom with ensuite, and there is also separate modern shower room. On the second floor there are three further double bedrooms, a storage room and separate large family four piece bathroom with sunken bath, separate shower cubicle and airing cupboard.

Externally there is a walled rear garden with decking area and artificial lawn. The garden is also bordered by raised flowerbeds and there are large metal gates which provide access to the front of the property. The front provides gated off road parking and front garden.

Viewings are strongly advised to fully appreciate this charming good sized family home.





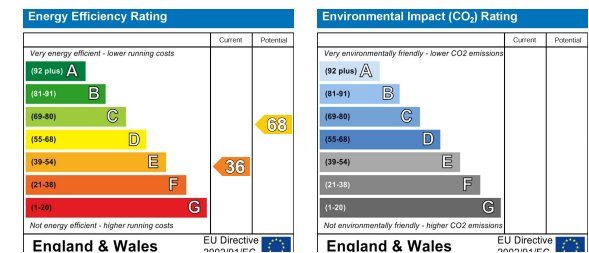




TOTAL FLOOR AREA : 5107sq.ft. (474.5 sq.m.) approx.

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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