



## 5 Altrincham Road, Wilmslow, Cheshire, SK9 5ND

This attractive Edwardian THREE DOUBLE BEDROOM, TWO BATHROOM (one en-suite), bay fronted mid terrace property provides deceptively spacious accommodation across THREE FLOORS in addition to CELLARS.

Highly convenient central town centre location close to GORSEY PRIMARY SCHOOL and the TRAIN STATION.

The house retains many beautiful original features that include picture rails, sash windows, period fireplace, ceiling cornice, deep skirting boards and timber panel doors throughout the property.

The accommodation in brief comprises of an entrance porch & hallway, this leads though to two flexible reception rooms, linked by period double doors. The reception rooms feature a cast iron fireplace & original stripped wooden floors. Off which there is a kitchen fitted with modern cabinets & laminate worksurfaces, a door providing access to the rear garden.

The first floor reveals a landing off which there are two generous double bedrooms, these share access to a family bathroom with modern white suite, Stairs ascend to the second floor,

- Attractive characterful three double bedroom property.
- Sought after central Wilmslow location
- Residents permit parking (£80 per car per annum)
- Original period features and character
- EPC Rating D
- Council Tax Band D / £2,045.31 per annum
- Freehold (yearly rent charge of £5)

£475,000

BASEMENT  
291 sq.ft. (27.0 sq.m.) approx.



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	