

Approx Gross Floor Area = 2192 Sq. Feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Downs | Offers Over £1,000,000



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SALES & LETTINGS

Bedrooms 4

Bath 4

Reception 2

Permit Parking

Area 2192.00 sq ft

Onward Chain



- Attractive Georgian Town House
- Private Courtyard and Garden
- Family Lounge
- Permit Parking

- Three/Four Bedrooms
- Four Bath/Shower Rooms
- Close to Altrincham Town Centre
- 2192 sqft

A beautifully presented Georgian Town House located in the desirable area of The Downs Conservation Area within walking distance to Altrincham Town Centre and transport links.

The property is truly charming with its retained original features throughout, also including an extensive array of custom-built cabinetry, fitted furniture and kitchen units by Martin Moore of Altrincham.

The property is arranged over four floors including converted cellars and loft room, extending to approximately 2200 square feet. The accommodation provides two reception rooms to the ground floor in addition to a glazed roof dining area, which opens up into the breakfast kitchen fitted with an extensive range of custom-built Martin Moore units.

The lower ground floor converted cellar provides a study/office and useful utility room. To the first floor, there are three double bedrooms and three bath/shower rooms, two being en-suites.

To the second floor, there is a loft room, which is perfect for a fourth bedroom with a further en-suite shower room.

To the front of the property, there is garden frontage with gate and on street permit parking. To the rear there is an enclosed courtyard garden leading into a good size garden laid to stone paved patio and lawn with mature stocked borders.

