



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Groby Place

Altrincham, Cheshire, WA14 4AL



£1,650,000

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in detail

A beautiful early Victorian Semi Detached family home with wonderful accommodation arranged over Four Floors, extending to approximately 4314 square feet including Converted Cellars, perfectly positioned on this peaceful, little known private road within a moments walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter. As such, the property is also perfectly located for all secondary schools including Altrincham Boys and Girls Grammar Schools

The property is immensely attractive in design built with yellow 'Bowdon Brick' and has a wealth of original character features retained or enhanced to include tall bay windows, high intricate corniced ceilings, internal panelled doors, original or reproduction fireplaces and an impressive spindle balustrade staircase rising through the floors.

A spacious L shaped Hall with Cloak Room and WC off serves two beautifully proportioned, traditional Reception Rooms, in addition to a 450 square foot Live In Dining Kitchen with folding doors onto the garden.

The Kitchen is fitted with an extensive range of custom made, traditional style units arranged around a central island unit and incorporates a freestanding Range cooker and integrated fridge, freezer and dishwasher. Underfloor heating.

Off this Area there is also a useful Home Office.

The Lower Ground Floor Converted Cellars are arranged of a Lower Hall with WC off and provide a Family Room, Guest Bedroom Five with En Suite Shower Room and a fitted Utility Room with boiler room off.

Over the Two Upper Floors are Four or potentially Five additional Double Bedrooms, served by Four well appointed Bath/Shower Room facilities.

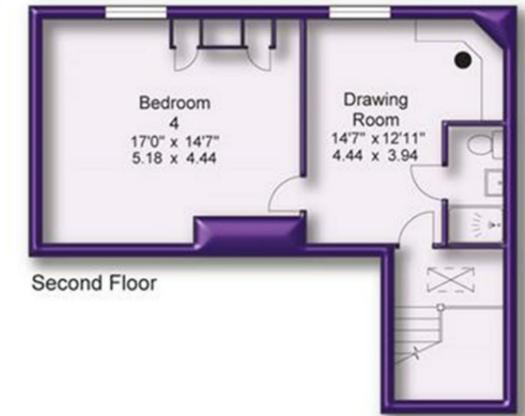
The Principal Bedroom is particularly well proportioned with bay window feature and stylish En Suite Shower Room with underfloor heating and Walk in Wardrobe facility.

The Top Floor Fourth Bedroom incorporates a Dressing Room which could be used as a Fifth Bedroom with Shower Room off.

Externally, the property stands on a lovely, mature garden plot with a Driveway providing extensive off street Parking for a number of vehicles. Beyond, the Garden returns across the side and rear of the property, beautifully set out with attractively laid areas of lawn and substantial stone paved path and patio areas, accessed via the folding doors from the Live In Dining Kitchen.

This garden setting completes this enormously appealing period property in a superbly convenient location.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 4314 Sq. Feet
= 400.78 Sq. Metres

