



**32 BOROUGH ROAD | ALTRINCHAM**

**OFFERS OVER £400,000**

A replanned and superbly presented late Victorian terraced house with westerly facing lawned rear gardens. Retaining much of the original character and charm. The generously proportioned accommodation briefly comprises entrance hall, sitting room with feature fireplace, dining room, Shaker style fitted kitchen with integrated appliances, cloakroom/WC, primary bedroom with fitted wardrobes, additional double bedroom and bathroom/WC with separate shower enclosure. Gas fired central heating and PVCu double glazing. Courtyard to the front and shared parking at the rear. Ideal location adjacent to the award winning town centre and Stamford Park.

POSTCODE: WA15 9RA

## DESCRIPTION

Built in the latter part of the Victorian era this spacious terraced house forms part of a highly favoured locality adjacent to the town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the property also lies within the catchment area of highly regarded primary and secondary schools. In addition, Stamford Park is just a few yards distance to the east with recreational areas including a children's playground and tennis courts.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, decorative mouldings and panelled doors complemented by modern enhancements such as PVCu double glazing and gas fired central heating.

The superbly presented accommodation is approached beyond a walled courtyard and hardwood front door set within an unusually intricate brick arch. The entrance hall features natural wood flooring which extends into the through reception rooms. Positioned at the front is an elegant sitting room with the focal point of an impressive period style fireplace surround and cast iron open fire. Toward the rear a naturally light and spacious formal dining room overlooks the rear terrace and leads onto the stunning Shaker style fitted kitchen with marble effect work-surfaces and a full range of integrated appliances. Completing the ground floor is a rear hall which provides access to the cloakroom/WC and paved rear courtyard.

At first floor level the primary bedroom benefits from fitted furniture and there is a further well proportioned double bedroom. The bathroom/WC is fitted with a traditional white suite complete with free-standing roll-top bath and separate shower enclosure and has the added advantage of tiled underfloor heating.

Externally the private garden is laid mainly to lawn and is in addition to the front and rear courtyards. Importantly with a westerly aspect to enjoy the sunshine throughout the day and into the evening. Furthermore there is shared parking available for four cars at the rear with access from Hamon Road.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood panelled door with glazed insert and fanlight window above. Staircase to the first floor. Natural wood flooring. Cornice and corbels. Radiator.

#### SITTING ROOM

**10'3" x 9'11" (3.12m x 3.02m)**

Period style fireplace surround with cast iron open fire and decorative tiled insert. PVCu double glazed window to the front. Natural wood flooring. Cornice. Radiator. Wide opening to:

#### DINING ROOM

**13'4" x 10'11" (4.06m x 3.33m)**

PVCu double glazed window to the rear. Natural wood flooring. Radiator.

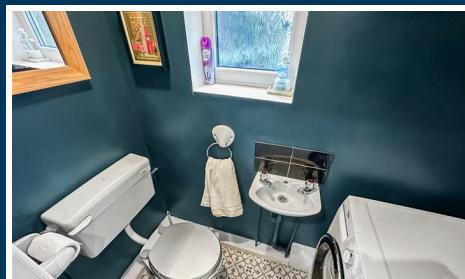
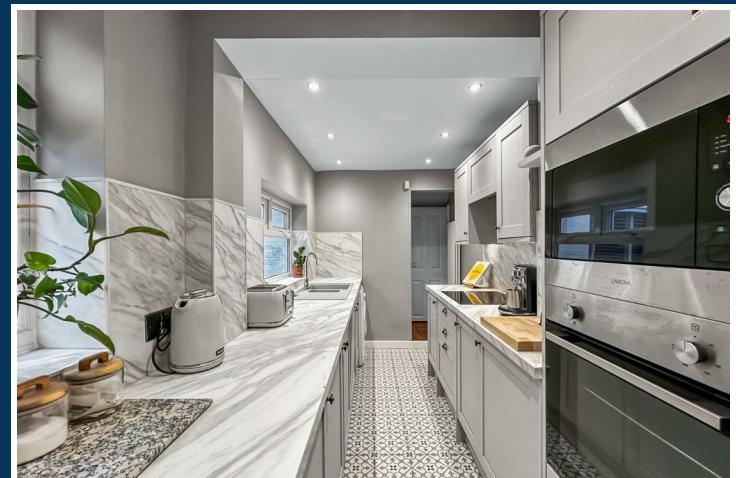
#### KITCHEN

**13'11" x 6'9" (4.24m x 2.06m)**

Fitted with a range of Shaker style wall and base units beneath marble effect heat resistant work-surfaces and inset 1½ bowl composite drainer sink with mixer tap and matching splash-back. Integrated appliances include an electric fan oven/grill, microwave oven, four ring ceramic hob with extractor/light above, fridge/freezer, dishwasher and wine/drinks cooler. Concealed wall mounted gas central heating boiler. Under-stair storage cupboard. Two PVCu double glazed windows to the side. Decorative tiled floor. Recessed LED lighting. Vertical radiator.

#### REAR HALL

Hardwood panelled door with glazed insert. Decorative tiled floor. Recessed LED lighting.



## CLOAKROOM/WC

**6'4" x 2'7" (1.93m x 0.79m)**

Wall mounted wash basin and low-level WC. Space for a dryer. Decorative tiled floor. Opaque PVCu double glazed window to the rear. Radiator.

## FIRST FLOOR

### LANDING

Access to the partially boarded loft space via a retractable ladder. Spindle balustrade.

### BEDROOM ONE

**13'11" x 10'3" (4.24m x 3.12m)**

Fitted with a three door range of wardrobes containing hanging rails and shelving. Matching cupboards. Provision for a wall mounted flatscreen television. Two PVCu double glazed windows to the front. Radiator.



### BEDROOM TWO

**12'2" x 8'4" (3.71m x 2.54m)**

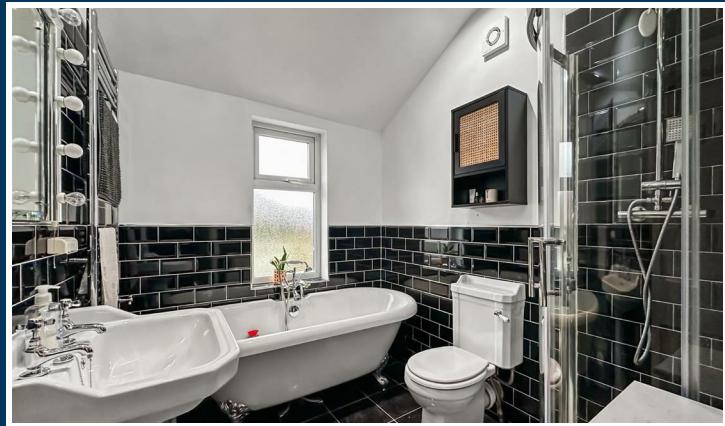
PVCu double glazed window to the rear. Radiator.



### BATHROOM/WC

**8' x 6'9" (2.44m x 2.06m)**

Fitted with a traditional white/chrome suite comprising freestanding roll-top bath with mixer/shower tap, pedestal wash basin and low-level WC. Tiled corner enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed low-voltage lighting. Extractor fan. Electric underfloor heating. Chrome heated towel rail.



### OUTSIDE

Westerly facing lawned rear gardens.

Shared parking for four cars at the rear with a permit parking scheme also in operation on the surrounding roads.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band C.

### NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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