



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

2 Groby Road

Altrincham, WA14 1RS



£1,100,000

www.watersons.net

www.watersons.net





HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

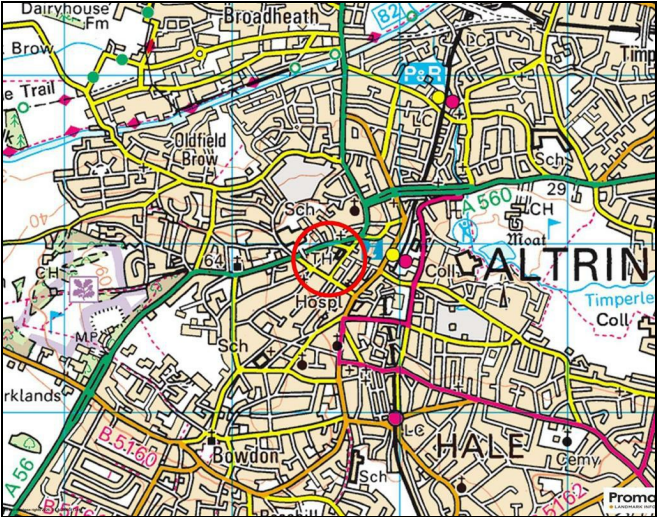
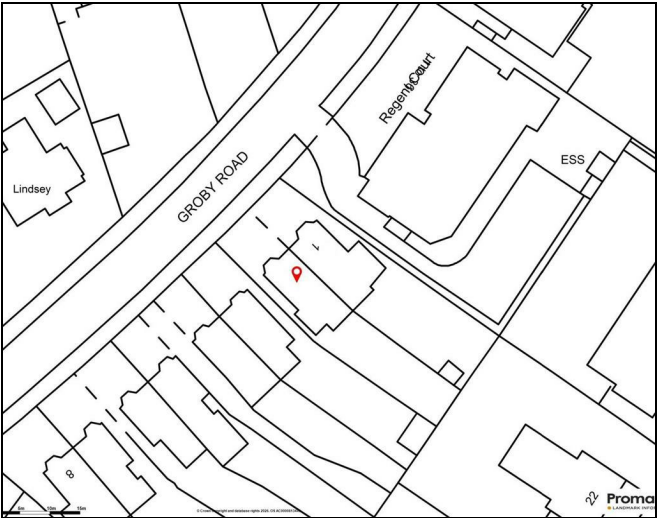
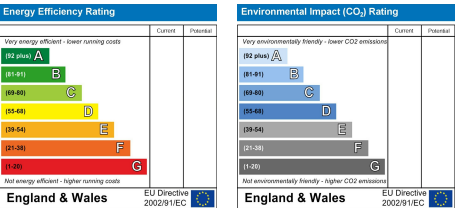


INDEPENDENT ESTATE AGENTS



energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A SUPERB VICTORIAN SEMI-DETACHED FAMILY HOME OFFERING EXTENSIVE ACCOMMODATION OVER FOUR FLOORS, RETAINING A WEALTH OF ORIGINAL CHARACTER FEATURES AND OFFERING EXCELLENT POTENTIAL FOR FURTHER ENHANCEMENT, EXCEPTIONALLY LOCATED IN THE HEART OF ALTRINCHAM TOWN CENTRE. 2725SQFT

Porch. Hall. Lounge. Family Room. Conservatory/Dining Area. Kitchen. Utility. Conservatory/Dining Area. Five Double Bedrooms. Two Bath/Shower Rooms. Cellars. Driveway. South West facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superb, Victorian Semi Detached family home with extensive accommodation arranged over Four Floors including Cellars and extending to approximately 2700 square feet.

The property is supremely located right in the heart of Altrincham Town Centre with its facilities, the Metrolink and the popular Market Quarter all literally on the doorstep.

The property is ready to move into, yet at the same time offers the opportunity for the incoming purchaser to upgrade to their own style and specification and with scope to convert the Cellars subject to any necessary consents.

There is a wealth of original character features retained to include high corniced ceilings, some attractive fireplaces, original internal panelled doors and an impressive staircase rising through the floors.

The Ground Floor provides Two superbly proportioned Reception Rooms, in addition to a Kitchen which is open plan to Conservatory style Dining Area. Over the Two Upper Floors are Five Double Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom. To the Lower Ground Floor, there are Two Chamber Cellars with excellent storage facilities.

Externally, there is good off street Parking to the front and a long Garden to the rear enjoying a south west facing aspect.

Comprising:

Porch. Entrance door with intricate leaded stained glass windows. Hall with exposed floorboards which continue through the Ground Floor and staircase to the First Floor.

Lounge with a cast iron fireplace and attractive bay window to the front.

Family Room, again with a fireplace feature. French doors and windows giving access to and enjoying aspects of the Gardens.

Kitchen with exposed brick chimney breast feature housing a Range cooker. Central island unit. Original Pantry cupboards. Door to a Secondary Kitchen/Utility Room fitted with a range of units and incorporating space for a washing machine and dryer.

Open Plan from the Kitchen Areaa to the Conservatory-style Dining Area with French doors and windows giving access to and enjoying aspects of the Gardens.

First Floor Landing.

Principal Bedroom One with wide bay window to the front. Cast iron fireplace. Built-in wardrobes. The Bedroom is served by a well-appointed En Suite Shower Room.

Bedrooms Two and Three enjoy rear aspects and with built-in wardrobes and are served by the good-sized Family Bathroom.

Second Floor Landing leading to Bedrooms Four and Five, both with Double Rooms. located under the eaves of the property with attractive sloping ceilings.

The Garden to the rear is particularly well-sized with a raised, stone paved patio Terrace retuning across the back of the house.

Beyond, the Garden is laid principally to lawn enclosed with tall hedging and fencing providing excellent screening.

A great Family Home with added potential in a fantastic location.

AGENTS NOTE:

A structural engineers report has been undertaken to confirm the structural integrity of the property which is available for inspection on request.

- Freehold
- Council Tax Band D

