



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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15 Higher Downs

Altrincham, Cheshire, WA14 2QL



£1,550,000

www.watersons.net

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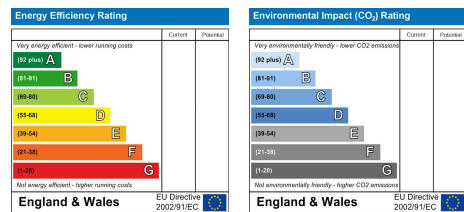


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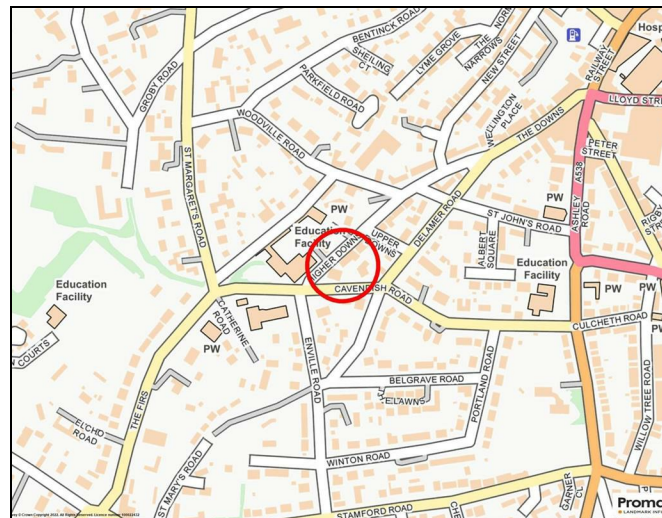
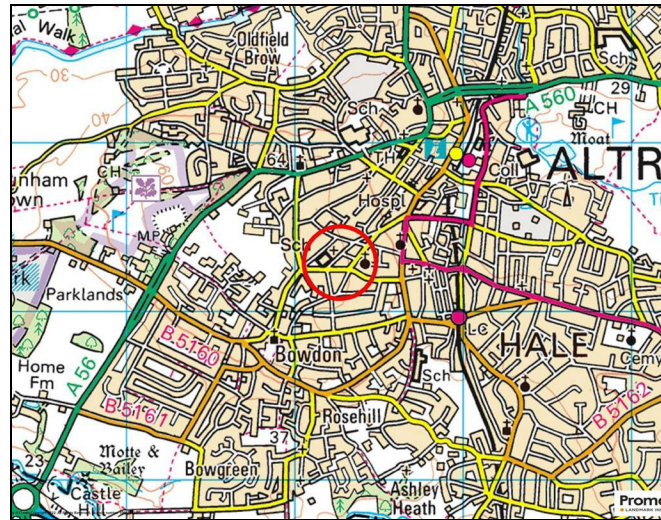


energy efficiency

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



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road to the traffic lights. Continue over the traffic lights into Stamford Road, and at the top of Stamford Road continue past The Griffin Public House, turning right into The Firs at the Stamford Arms Public House. Continue along The Firs, which becomes Cavendish Road with Altrincham Girls Grammar School on your left, turning left immediately after the School into the Higher Downs. The property will be found on the right hand side



overview

A BEAUTIFULLY PRESENTED FAMILY HOME LOCATED IN THE DESIRABLE DOWNS CONSERVATION AREA, WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE, EXCELLENT SCHOOLS, AND TRANSPORT LINKS. 3098sqft



in detail

A beautifully presented early Victorian family home set in the heart of the leafy and quiet Downs Conservation Area, yet within easy walking distance of thriving town of Altrincham with its transport Interchange and Metrolink for commuting to Manchester, the popular Market Quarter and close to the green open space of The Devisdale.

Equally, the property is within walking distance of excellent local schools and there is quick access to the M56/M6 motorway networks serving the region and Manchester Airport.

The property is arranged over Four Floors, including Converted Cellars, with the accommodation extending to some 3100 square feet providing Two Reception Rooms and a Dining Kitchen to the Ground Floor.

Over the Two Upper Floors there are up to Five Double Bedrooms, served by Two Bath/Shower Rooms. To the Lower Ground Floor, there is a fabulous Family Room, Home Office, Utility Room and WC.

Externally, a paved Driveway provides off road Parking and to the rear there are low maintenance, sunny aspect Gardens.

Comprising:

Stained and leaded panelled front door leading to a spacious Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards. Picture rail surround. Coved ceiling.

Lounge with wide bay window with inset sash to the front elevation. To the chimney breast there is a cast iron, log burning fire with marble hearth and wood surround. Built in cupboards and shelving to either side of the chimney breast recesses. Stripped floorboards. Picture rail surround. Coved ceiling. Chrome finish LED lighting.

Sitting Room with shuttered sash windows to the front and rear elevations. To the chimney breast there is a cast iron fireplace feature with granite hearth. Built in cupboards to one side of the chimney breast recess. Stripped and stained floorboards. Picture rail surround. Coved ceiling. Glazed doors lead to the:

Dining Kitchen with part vaulted ceiling with windows and doors overlooking and providing access to the gardens to the rear making this a naturally light and bright space.

The Kitchen is fitted with an extensive range of base and eye level units with concealed lighting and worktops over, inset into which is a stainless steel, one and a half bowl sink and drainer unit with Quooker tap over. Space for a Range cooker with extractor fan over. Integrated dishwasher and two fridges. Tiled flooring.

Rear Hall and Cloaks Area with window overlooking the gardens and a door provides access to the same. Wood flooring.

To the Lower Ground Floor are the Converted Cellars providing a Family Room, Home Office, Utility and WC. Wood flooring. Access to useful under stairs storage.

Family Room with two windows to the side elevation. Built in cupboards and shelving. Wood flooring.

Home Office with window to the rear elevation. Built in storage. Wall mounted gas central heating boiler. Megaflo hot water system. Built in cupboards and shelving. Wood flooring. Chrome finish lighting.

Utility Room with space and plumbing for a washing machine and dryer. Tiled floor. Chrome finish LED lighting.

WC fitted with a modern white suite and chrome fittings, providing a wash hand basin with storage below and WC. Tiled flooring. Chrome finish LED lighting.

From the First Floor Landing doors provide access to Three Double Bedrooms and a Family Bathroom. A staircase rises to the Second Floor.

Principal Bedroom One with a window to the rear elevation. Built in wardrobe. Stripped floorboards. Chrome finish lighting. Wide opening to:

En Suite Dressing Area/Bedroom Two. Also accessed via the landing so could easily be reinstated as a bedroom, with built in wardrobes along one wall providing ample hanging and storage space. Window to the rear elevation.

Bedroom Three with window to the front elevation. Built in wardrobes. Stripped floorboards.

Family Bathroom fitted with a modern white suite and chrome fittings, providing a walk in wet room style shower with dual attachments

and glazed screen, wash hand basin and WC. Extensive tiling to the walls and floor. Built in cupboards with shelving. Opaque window to the front elevation. Chrome finish LED lighting.

From the Second Floor Landing there is access to Two Double Bedrooms and a Bathroom. Inset Velux window. Built in shelving. Access to useful roof void storage. Stripped floorboards.

Bedroom Four with attractive sloping ceiling with inset Velux window and sash window to the front elevation. Built in shelving along one wall. Stripped floorboards.

Bedroom Five with sloping ceilings with windows to the front and side elevations. Attractive fireplace feature. Stripped floorboards.

The Bedrooms are served by a spacious Bathroom fitted with a white suite and chrome fittings, providing a stand-alone bath with shower attachment, walk in wet room style shower with dual attachments and glazed screen, 'his and her' wash hand basins with built in storage below and WC. Access to useful roof void storage. Tiling to the walls and floor.

Externally, there is a paved Driveway providing off road Parking and well stocked borders with a variety of plants, shrubs and trees.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the doors from the Dining Kitchen. Steps lead down to the main Garden area which is laid to AstroTurf with well stocked borders with a variety of plants, shrubs and trees.

The Garden enjoys a lovely South East facing sunny aspect.

A beautiful period home in an enormously desirable location.

- Freehold
- Council Tax Band G

