



**GASCOIGNE
HALMAN**

49 REGENT ROAD, ALTRINCHAM, EPC RATING F /
TAX BAND G

THE AREAS LEADING ESTATE AGENT



49 REGENT ROAD, ALTRINCHAM, EPC RATING F / TAX BAND G

This attractive Victorian double fronted semi-detached home exudes character spanning four floors! The property is situated within the heart of Altrincham centre, with its many fashionable restaurants, bars and shops while the Metrolink/bus terminal is within walking distance for commuters. The approach to the front of the house is enhanced by the handsome decorative brickwork creating a striking appearance. The substantial accommodation on offer comprises six double bedrooms and three substantial bathrooms and is sure to impress purchasers who are seeking a large family home. Also worthy of note is the large garage which is approximately 33 ft in length and 18ft in width and which complements parking for several cars in the driveway. This offers a wonderful addition to a fabulous characterful home.





Wonderful Double-Fronted Victorian
Semi-Detached Home

Six Double Bedrooms

Three Well-Proportioned Bathrooms

Useful Study/Home Office

Living Accommodation Over Three
Floors

Substantial Cellars

Large Detached Garage

Central Altrincham Location

Walking Distance To Extremely Sought
After Schools

Convenient For Metrolink/Bus Terminal

Off Road Parking For Several Vehicles



The property is well set back from the road behind mature hedge lined boundaries and a gravel driveway which provides off road parking for several vehicles. Internally the property offers a wealth of elegant accommodation retaining a good degree of original period features set out over the three floors and cellars below. In brief the ground floor comprises: welcoming entrance hallway with fitted cloakroom and access to cellars, bay fronted living room, kitchen diner, well proportioned separate formal dining room, utility room and downstairs separate W.C.

The first floor comprises: stairs/landing area, well proportioned master bedroom with an impressive en-suite bathroom, a separate study/home office and two further large bedrooms sharing a 'jack and jill' shower room.

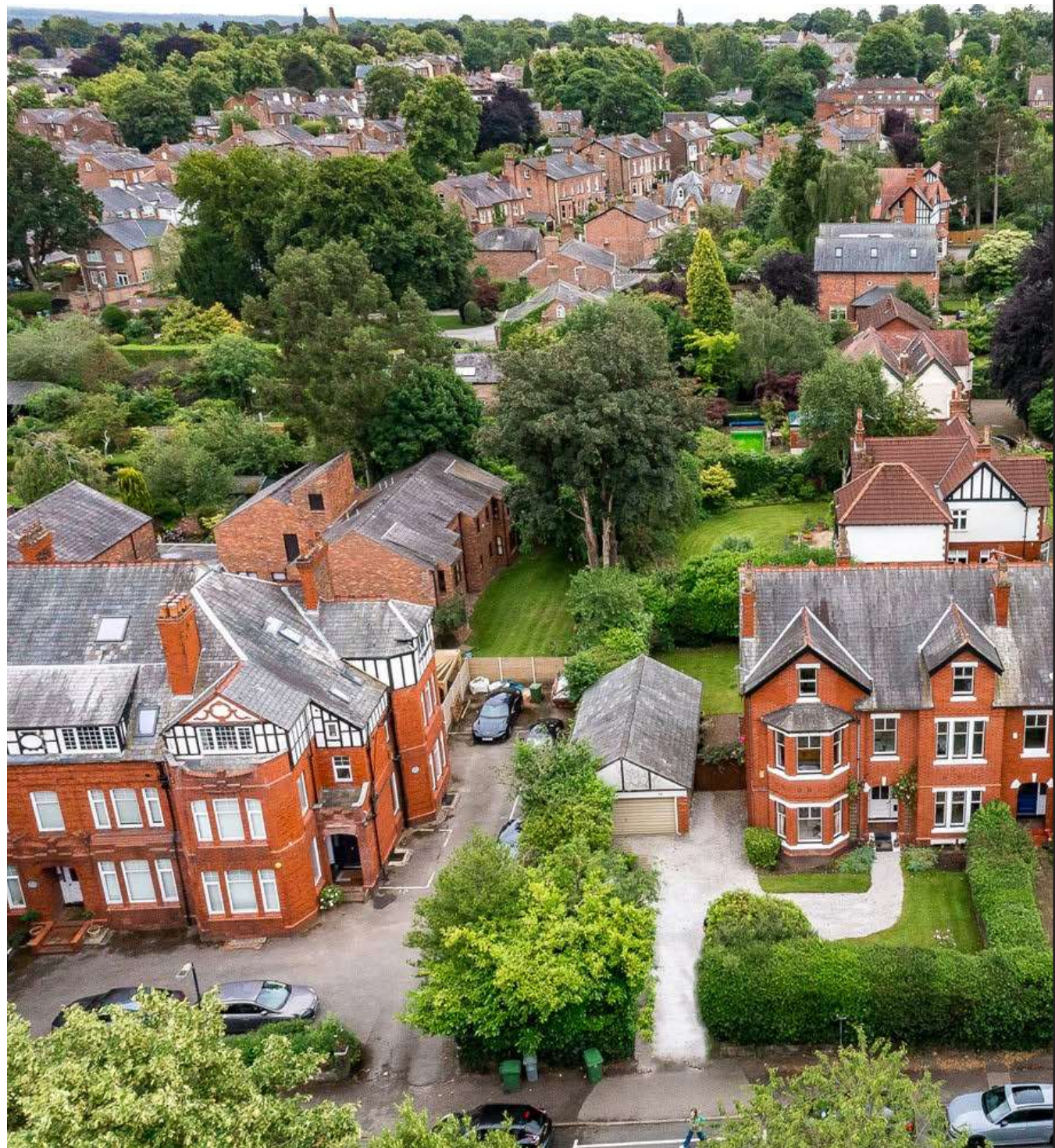
Stairs lead from the landing area to the second floor accommodation where you will find three further well-proportioned bedrooms and a four piece bathroom.

To the lower ground floor there are good size cellar chambers which offer ideal storage space with development potential (subject to the necessary permissions).

Externally the mature gardens wrap around three sides, with a gravel driveway leading to an impressive detached garage. To the rear the garden is mainly laid to lawn and a high tree lined border provides a good degree of privacy.

THE LOCATION

The transformation of Altrincham town centre has been completed in the last few years and the regeneration of the Transport Interchange has







improved accessibility both in and out of the town, whilst maintaining excellent connections to the wider region including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the town centre. One of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Nearby Hale village on the other hand meets the needs of local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for local residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

Sat Nav - WA14 1RU

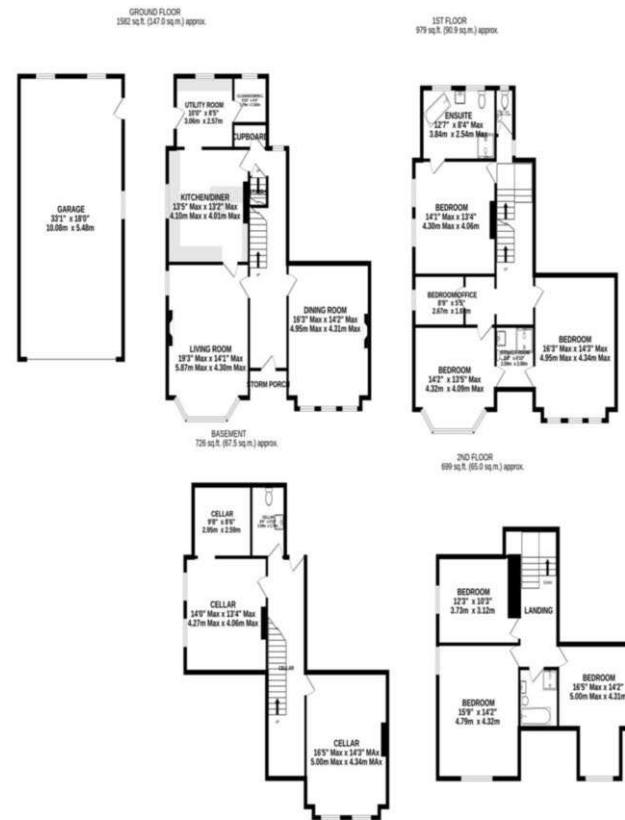
TENURE

Freehold

LOCAL AUTHORITY

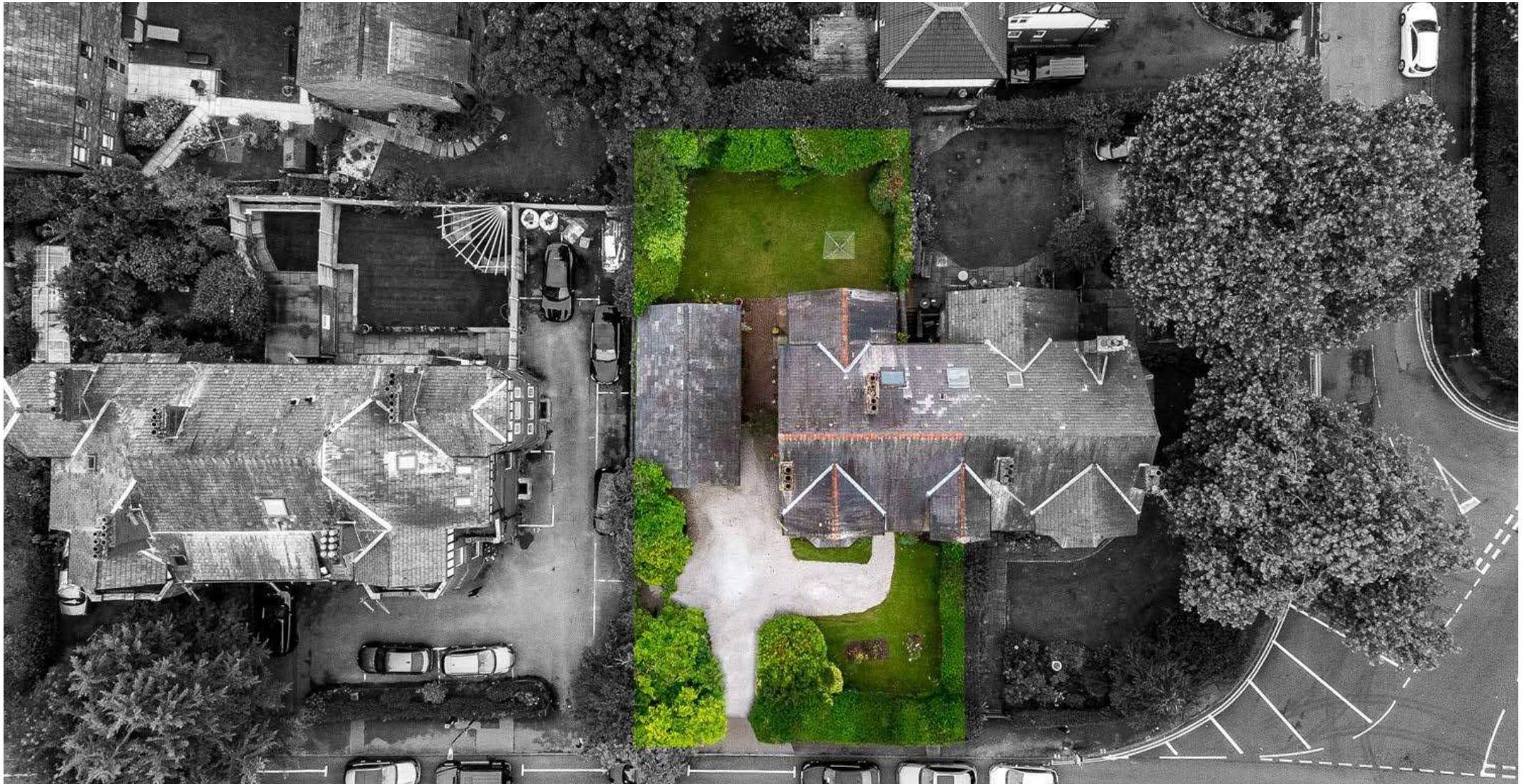
Trafford Council - Tax Band G





TOTAL FLOOR AREA: 3987 sq. ft. (370.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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