ASHWORTH HOLME
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9 PRINCES ROAD, WA14 4EX
£450,000

3 1 2

DESCRIPTION

A BEAUTIFULLY PRESENTED VICTORIAN TERRACED PROPERTY OFFERING SPACIOUS AND CHARACTERFUL ACCOMMODATION THROUGHOUT, WITH A MUCH LARGER THAN AVERAGE SOUTH WEST FACING REAR GARDEN AND A SUPERB LOCATION WITHIN WALKING DISTANCE OF ALTRINCHAM TOWN CENTRE, THE MARKET QUARTER AND METROLINK.

This charming Victorian terrace is perfectly suited to a variety of purchasers including young professionals, families and those looking to downsize, offering a wonderful blend of period character and modern living, whilst enjoying one of the most impressive gardens you will find with a property of this style.

The location is a particular feature, positioned within a highly desirable pocket of Altrincham close to John Leigh Park and within easy reach of the Town Centre with its fantastic selection of independent shops, restaurants, bars and the ever popular Market Quarter. Navigation Road Metrolink is also just a short walk away, providing excellent transport links.

In brief the accommodation comprises: Entrance porch, welcoming hallway and a fantastic open plan living/dining room with a feature bay window, fireplace and French doors opening onto the rear garden. The fitted breakfast kitchen is positioned to the rear with the added benefit of a useful utility room and downstairs WC. To the first floor there are three well proportioned bedrooms served by a stylish family bathroom. There is also access via a pull down ladder to a useful boarded loft space with skylight windows. Externally is where this home really stands apart. Unlike many traditional terraces, the property benefits from a superb larger than average South West facing garden, with courtyard seating area, generous lawn and mature planting creating a private outdoor space perfect for entertaining.

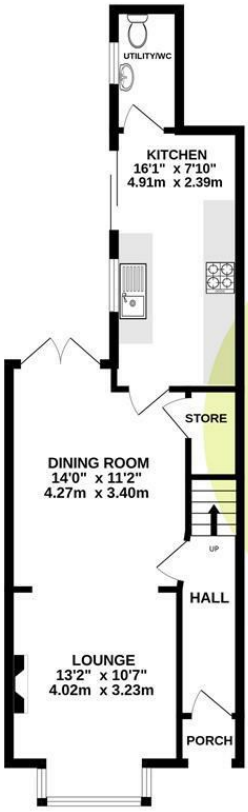
KEY FEATURES

- Beautifully Presented Victorian Terrace
- Walking Distance Of Altrincham Town Centre
- Spacious Open Plan Living/Dining Room
- Useful Utility Room & Downstairs WC
- Larger Than Average South West Facing Garden
- Close To Navigation Road Metrolink
- Three Well Proportioned Bedrooms
- Boarded Loft Space With Skylight Windows

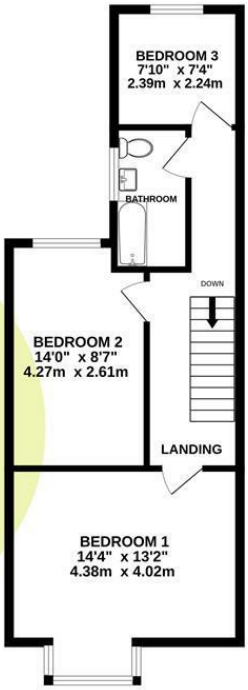
SAN FRANCISCO

FLOOR PLANS

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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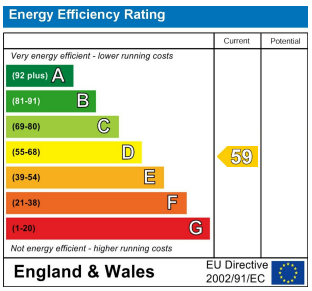

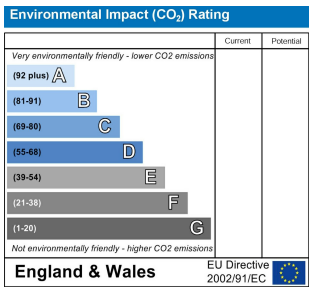

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