



14 OSBORNE ROAD | ALTRINCHAM

OFFERS OVER £600,000

A superbly presented late Victorian bay fronted terraced house positioned in a sought after location within 5 minutes walking distance (Google maps) of the award winning town centre of Altrincham. The generously proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, formal dining room, fitted breakfast kitchen with French window to the rear, lower ground floor bedroom/study and shower room/WC, two first floor double bedrooms and bathroom/WC and second floor double bedroom. Gas fired central heating and PVCu double glazing. South westerly facing rear gardens. Permit parking.

POSTCODE: WA15 8EU

DESCRIPTION

Osborne Road forms part of a popular residential location containing terraced houses mainly of similar age and varying design all of which combines to create a delightful setting. The property is within 5 minutes walking distance (according to Google maps) of the shopping 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 area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

This late Victorian terraced house has been extended and replanned to offer superbly presented accommodation with the benefit of a basement and loft conversion. The interior retains many features of the period such as ceiling cornices and dado rails combined with tall ceilings and generously proportioned rooms. In addition, gas fired central heating has been installed together with PVCu double glazing throughout.

An attractive recessed porch set beneath a brick archway features a charming tiled approach flanked by a courtyard garden with well stocked borders. A hardwood panelled door leads onto an entrance hall which in turn allows access to the reception rooms. Positioned at the front, an elegant sitting room is adorned with an impressive traditional style fireplace surround, living flame gas fire and decorative tiled insert. An angular bay window creates a naturally light interior which is further enhanced by engineered wood flooring which continues seamlessly into the formal dining room. Toward the rear and forming part of the extension a modern breakfast kitchen is fitted with high gloss white units and a range of integrated appliances and opens onto the beautiful rear gardens through a French window.

The basement has been converted by local firm ABC and may be used as a bedroom with provision for storage or a home office which may prove invaluable for those who choose to work from home. Furthermore, the adjacent shower room/WC is fitted with a contemporary white suite.

At first floor level the excellent primary bedroom features a full length range of wardrobes and an additional double bedroom benefits from a chimney breast removal. Both are served by the well appointed family bathroom/WC complete with roll-top bath and separate shower enclosure.

The loft conversion incorporates a landing with study area alongside a double bedroom with two Velux windows and eaves storage.

Externally the rear gardens have been improved by the installation of artificial grass complemented by a fruit bearing fig tree and a variety of shrubs. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening. There is also access to a shared passageway whilst neighbouring properties do not have a right of way over the garden.

A permit parking scheme is in operation with support from Trafford Council.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Opaque glazed/panelled hardwood front door. Tiled floor. Tiled dado.

ENTRANCE HALL

Staircase to the first floor. Engineered wood flooring. Cornice. Corbels. Dado rail. Radiator.

SITTING ROOM

13'11" x 11'2" (4.24m x 3.40m)

Traditional natural wood fireplace surround with living flame/coal effect gas fire, decorative tiled insert and tiled hearth. PVCu double glazed bay window to the front. Engineered wood flooring. Cornice. Radiator. Wide opening to:

DINING ROOM

13'5" x 11'9" (4.09m x 3.58m)

Chimney breast with revealed brick arch. Engineered wood flooring. Coved cornice.

BREAKFAST KITCHEN

12'10" x 10'5" (3.91m x 3.18m)

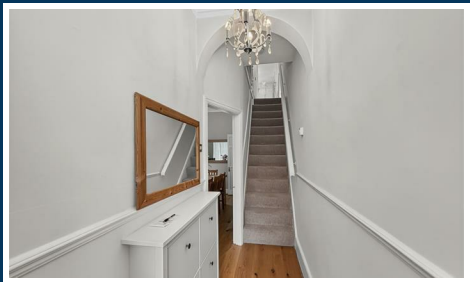
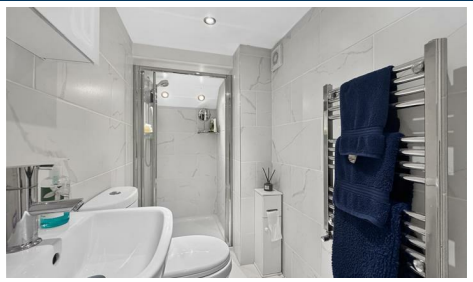
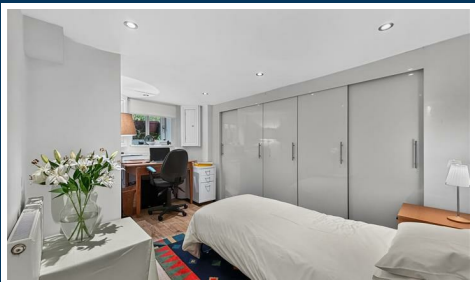
Fitted with a range of high gloss white wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill and four ring ceramic hob with stainless steel chimney cooker hood above. Recess for a fridge/freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Space for a table and chairs. PVCu double glazed French window to the rear gardens. PVCu double glazed window to the rear. Double glazed Velux roof window. Tiled floor. Recessed LED lighting. Radiator.

LOWER GROUND FLOOR

BEDROOM FOUR/STUDY

13'11" x 10'8" (4.24m x 3.25m)

Built-in wardrobes with shelving. Storage cupboard. PVCu double glazed window to the front. Laminate wood flooring. Recessed LED lighting. Radiator.



SHOWER ROOM/WC

7'11" x 3'9" (2.41m x 1.14m)

Fully tiled and fitted with a white/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with electric shower. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

FIRST FLOOR

LANDING

Turned spindle balustrade staircase to the second floor with galleried landing above. Recessed low-voltage lighting. Dado rail.

BEDROOM ONE

14'10" x 12'8" (4.52m x 3.86m)

Six door range of full height built-in wardrobes containing hanging rails and shelving. Arch-shaped PVCu double glazed window to the front. PVCu double glazed window the front. Coved cornice. Radiator.

BEDROOM TWO

13'8" x 9'1" (4.17m x 2.77m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

BATHROOM/WC

10'7" x 8' (3.23m x 2.44m)

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

SECOND FLOOR

LANDING

Space for a study area. Double glazed Velux roof window. Wall light point.

BEDROOM THREE

13'1" x 9'3" (3.99m x 2.82m)

Access to eaves storage. Two double glazed Velux roof windows. Two wall light points. Radiator.

OUTSIDE

Permit parking.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

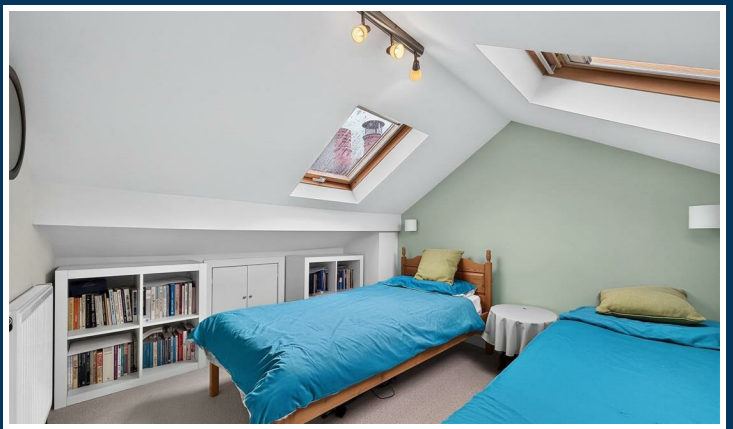
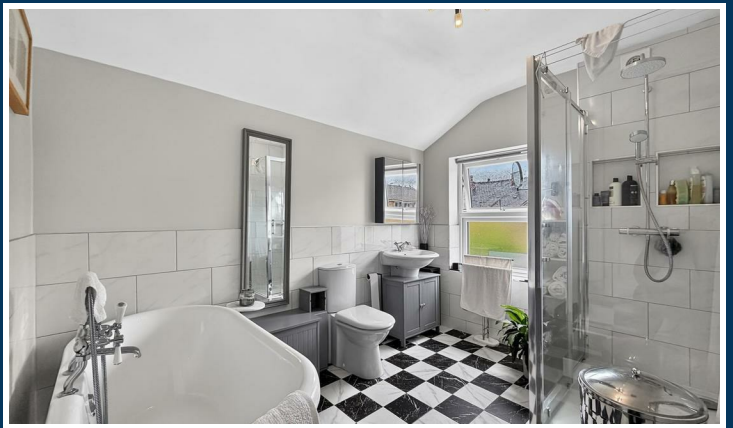
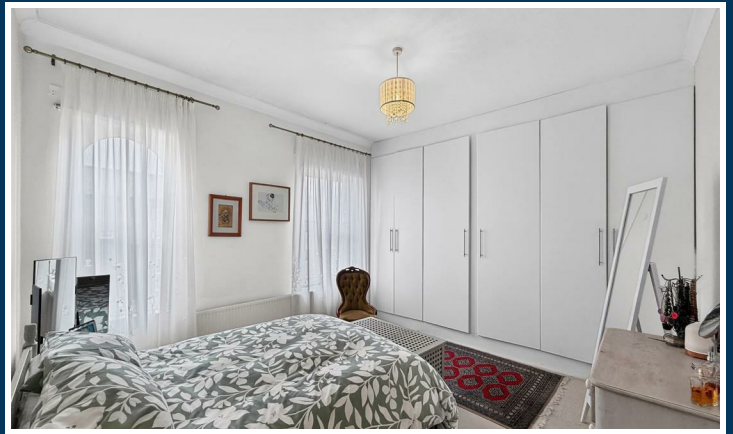
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band D.

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