



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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12 Lyme Grove

Altrincham, WA14 2AD



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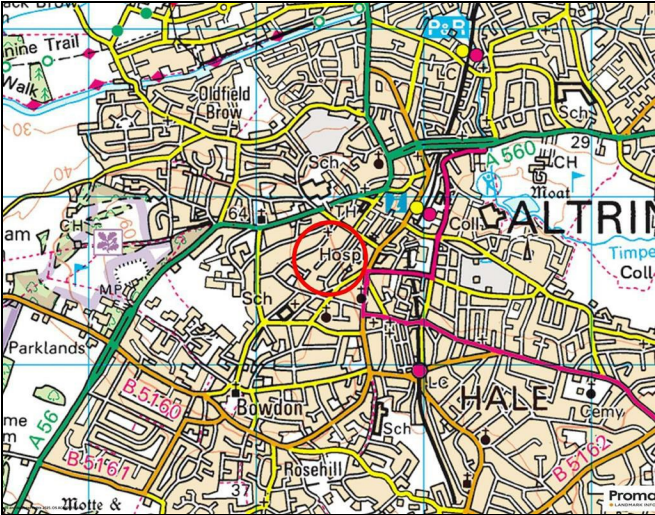
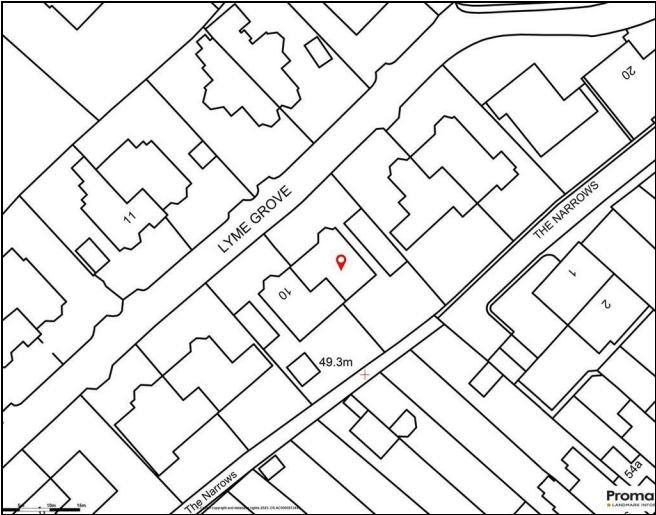
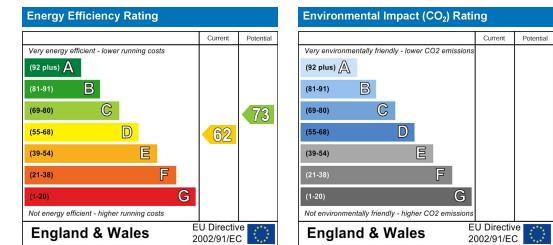
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energy efficiency

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



overview

**** OPEN HOUSE - Thursday 19th February 2pm - 4pm, Saturday 21st February 2pm - 4pm & Monday 23rd February 10am - 12pm Noon****

**** BEST AND FINAL OFFERS BY 12PM NOON ON WEDNESDAY 25TH FEBRUARY ****

A BEAUTIFUL CHESHIRE LINK VICTORIAN SEMI DETACHED FAMILY HOME IN NEED OF MODERNISATION. IDEALLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM, TOWN CENTRE. 3564 SQFT

Hall. WC. Lounge. Sitting Room. Dining Kitchen. Five Bedrooms. Two Bath/Shower Rooms. Extensive Cellars. Driveway. Car Port. Garage. Sunny Gardens. Garden Store. No Chain.



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 beautiful double fronted Cheshire Link Victorian Semi Detached family home, located in this enormously desirable position within a moment's walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and offered for sale in need of modernisation after the current owner's long period of ownership.

The property has extensive and versatile accommodation arranged over Four Floors, extending to approximately 3,500 square feet, including Cellars, and also has the benefit of a substantial brick built Garage Carport and Garden Store.

There are a wealth of original character features retained including high corniced ceilings and an impressive staircase rising through the floors.

There are Two beautifully proportioned Reception Rooms to the Ground Floor in addition to the Dining Kitchen. Over the Two Upper Floors are Five Double Bedrooms served by Two Bath/Shower Room facilities, one being En Suite to the Principal Bedroom.

The Lower Ground Floor Cellars return beneath the full footprint of the house and provide Four generous Chambers in addition to a Storage Area, offering excellent potential to convert subject to any necessary consents.

Externally, the Driveway provides ample off street Parking leading to the Car Port and Garage.

There are maturely stocked Gardens to the front and rear, the rear having a sunny South facing aspect.

A wonderful family home with enormous potential in a truly first class location, offered for sale with No Chain

- Freehold
- Council Tax Band - G

