

## Hawthorn Road, Altrincham, WA15 9RG



This charming four-bedroom Edwardian mid-terraced property offers a perfect blend of period character and modern living. Retaining many of its original features, including stunning cornicing, fireplaces, and intricate woodwork, the home exudes timeless elegance and charm. The hallway leads to a generously sized living room with a feature fireplace, creating a warm and inviting atmosphere. A separate dining room offers ample space for family meals and entertaining leading to an open plan modern fully fitted kitchen. The high specification kitchen complements the property with a converted cellar. Upstairs, the four well-proportioned bedrooms maintain the home's historic charm, each offering plenty of space, with a master bedroom. Many ornate chandeliers and fittings show off the full beauty of this home. Outside, the property features a well-maintained rear garden, ideal for relaxing. This stunning Edwardian home offers a rare opportunity to live in a property full of character.

**Asking Price £765,000**

## ENTRANCE HALLWAY

Through a modern composite door to a galley hallway into this beautiful Victorian period property which holds many original features. The hallway has high specification wooden flooring flowing through the ground floor, a wall mounted radiator with radiator cover, a round cornice set with a centre light fitting with original impressive high ceilings, with ornate Victorian arches.



## FRONT RECEPTION ROOM/SITTING ROOM

An original door which is stripped to natural wood enters into the front sitting room, which is bright and airy and has a bay fronted upvc double glazed window, wooden flooring and high ceilings with cornice to the ceilings. A centre feature original fireplace warms the room.



## DINING ROOM

From the hallway into a modern spacious dining room, with chandelier light fitting, high ceilings and wooden floor. There is upvc double glazed patio doors giving good access to the garden via a few steps down. This dining space opens into a large impressive kitchen.



## KITCHEN

This fabulous sized kitchen opens up to plenty of light with dual aspect upvc double glazed windows and a door to the rear. Comprising of a high end kitchen with a range of grey high gloss base and floor units, integrated dishwasher, fridge freezer, electric hob/oven/grill and freestanding space for washing machine. The flooring is made up of large white porcelain tiles and there are spotlights to the ceiling.



## CELLAR CHAMBER 1

A original door leads to the cellar which has two chambers the main chamber having wooden flooring, wall mounted radiator and centre light fitting. There is also a upvc double glazed window to the front. The meter cupboard can be accessed here.



## CELLAR CHAMBER 2

A small downstairs WC with hand basin, wall mounted heated radiator and wooden flooring. Spotlights to the ceiling

## STAIRS TO THE FIRST FLOOR AND LANDING

Stairs which are carpeted up into the spacious landing area.



## BEDROOM 1

A Single bedroom which is carpeted with a centre chandelier feature light fitting. This bright room overlooks the rear of the property.

## BEDROOM 2

This double bedroom comprises of carpeted flooring, wall mounted radiator and upvc double glazed window to the rear. The ceiling holds a beautiful chandelier.

## MAIN FAMILY BATHROOM

Tiled floors into a good sized family bathroom, with bath and overhead shower, wc and vanity sink with underneath storage. Wall mounted circular mirror spotlights to the ceiling and frosted upvc double glazed window.



## MASTER BEDROOM

The master bedroom is a large bright room with a stunning chandelier to the centre, has carpeted flooring and has a bay upvc double glazed window with blinds.

## EN SUITE TO MASTER

This room has a good sized shower cubicle, wc and hand basin vanity sink with underneath storage, wall mounted circular mirror and a heated towel rail. Tiled throughout in a high specification. Wall mounted extractor fan.

## BEDROOM 4

The large fourth bedroom is accessed up another set of stairs to the second floor which has a stunning light fitting featured and enters into a large bedroom with UPVC Double glazed window overlooking the rear.



## GARDENS TO THE FRONT AND BACK

To the front of the property is a small side garden which is mainly shrubs. To the rear of the property is a small patio areas to the side of the property leading to an enclosed back garden.

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