



Higher Downs, Altrincham, WA14

Asking Price Of £1,350,000



Property Features

- **Stunning Five Bedroom Period Terraced House**
- **Located on the Highly Sought-after Higher Downs**
- **Modernised to a High Standard Throughout**
- **Open Plan Kitchen-Diner**
- **Three Reception Rooms**
- **Chain Free Sale**
- **Charming Period Features Throughout**
- **Private Rear Garden**
- **Off-Road Parking**
- **In Catchment for Trafford Schools**



Full Description

A stunning five-bedroom period terraced house, ideally positioned on the highly sought-after Higher Downs in the heart of Altrincham. Offered for sale with no onward chain, the property has been modernised to a high standard throughout while retaining a wealth of charming period features.

The property offers generous and versatile family accommodation, including three reception rooms, with separate lounge and dining rooms, a breakfast kitchen and a garden room. The converted and fully tanked basement provides valuable additional living space. A stunning five-bedroom period terraced house, ideally positioned on the highly sought-after Higher Downs in the heart of Altrincham. Offered for sale with no onward chain, the property has been modernised to a high standard throughout while retaining a wealth of charming period features.

The property offers generous and versatile family accommodation, including an impressive open-plan kitchen and dining area, a separate living room and a further family room. The converted and fully tanked basement provides valuable additional living space, currently arranged as a family room and fifth bedroom, together with a further bathroom. There are three bathrooms in total, along with a downstairs WC.

Externally, the property benefits from a private rear garden and off-road parking to the front. The combination of period character, spacious accommodation and modern improvements makes this an ideal family home.

Located within easy reach of Altrincham town centre, the property is well placed for the area's excellent range of shops, bars, restaurants, leisure facilities and transport links. The property is also within catchment for Trafford's highly regarded schools.

A beautifully presented and versatile family home in one of Altrincham's most sought-after locations, offered for sale with no onward chain.

KITCHEN/DINER

29' 0" x 16' 6" (8.86m x 5.04m)

The exquisitely presented open-plan dining room and kitchen, where contemporary design seamlessly blends with character features. This expansive space serves as the true heart of the home, bathed in abundant natural light from the large rear windows and grand bay windows to the front aspect, all fitted with plantation shutters. The room offers high-quality engineered light oak flooring running throughout, providing a fluid and cohesive layout perfect for hosting family and friends. There are pendant light fittings over the kitchen island and dining area; with the addition of recessed spotlighting to the kitchen. The space is heated with two vertical wall mounted radiators and the dining room offers a stunning period cast iron fireplace with decorative surround.

The kitchen is fitted with a range of bespoke made handleless cabinetry, which are fitted with discrete inbuilt child locks. Within the kitchen is a freestanding range style cooker; integrated full height fridge and freezer; full sized dishwasher; and a double bowl Belfast sink.



SNUG

9' 3" x 11' 10" (2.84m x 3.61m)

Located to the rear of the kitchen space, this room allows access to the rear garden via French doors, with an additional window to the rear aspect, fitted with plantation shutters. This room is fitted with recessed spotlighting; engineered oak flooring; and fitted window seat with storage. A perfect space to create a home office, reading room or child's playroom.



LOUNGE

16' 7" x 13' 1" (5.08m x 4.01m)

The lounge is a fabulous room to retreat to when relaxing or entertaining, the period cast iron fireplace, high ceilings and vast windows fitted with plantation shutters create an opulent atmosphere. This room also offers a pendant light fitting; engineered oak flooring; television and telephone points.



MASTER BEDROOM

12' 5" x 16' 7" (3.79m x 5.06m)

This room is located off the first floor landing with large sash windows to the front aspect, fitted with plantation shutters. The room has been fitted with a range of high quality fitted wardrobes and drawers. The space offers a period style column radiator and television point. There is also ample room for a king sized bed, dressing table and bedside tables.



BEDROOM TWO

13' 2" x 12' 7" (4.02m x 3.85m)

The second double bedroom is also located off the first-floor landing with large windows to the front aspect, fitted with plantation shutters. This room offers engineered wood flooring; a period style column radiator; a pendant light fitting and a period cast iron radiator.



BEDROOM THREE

11' 8" x 13' 0" (3.56m x 3.97m)

The third bedroom is located to the rear of the property accessed from the first-floor landing, with a large sash window with plantation shutters overlooking the rear garden. This bedroom offers engineered wood flooring; a pendant light fitting and a period style column radiator. This generous double bedroom also allows access to an impressive en suite bathroom.



ENSUITE

12' 10" x 11' 3" (3.92m x 3.43m)

This contemporary bathroom showcases premium fixtures, comprising a spacious, walk-in shower enclosure featuring dark, vein-cut stone wall tiling, a minimalist low-profile tray, and a matte black crittall-style glass screen. This space also offers a luxury freestanding bath; double floating hand wash basins with wall mounted lighting over; two wall mounted heated towel rails; recessed spotlighting; an extractor fan and windows to the front and rear aspect fitted with plantation shutters.



BEDROOM FOUR

6' 1" x 7' 5" (1.86m x 2.28m)

The fourth bedroom is a single bedroom, ideal as a home office or child's bedroom. This room benefits from engineered wood flooring; a pendant light fitting; a large sash window to the front aspect, fitted with plantation shutters and a period style column radiator.



BATHROOM

6' 0" x 5' 5" (1.83m x 1.66m)

The family bathroom located off the first floor landing comprises a walk-in shower cubicle with chrome thermostatic shower system; a wall mounted hand wash basin; a low-level WC; a wall mounted chrome heated towel rail; part-tiles walls; recessed spotlighting; a frosted glass window to the rear aspect, fitted with plantation shutters and an extractor fan.



BEDROOM FIVE

11' 4" x 16' 4" (3.47m x 4.98m)

The fifth bedroom is located on the lower-ground floor with a window to the front aspect, with plantation shutters; recessed spotlighting; a double panel radiator. This generous double bedroom is ideal as a guest bedroom or teenagers room, with access to the lower ground floor lounge and shower room.



SHOWER ROOM

4' 6" x 11' 10" (1.38m x 3.63m)

Located off the lower ground floor hall, the shower room offers fully tiled floor and walls; a window to the rear aspect; a chrome heated towel rail; chrome thermostatic shower system; low-level WC; recessed spotlighting; an extractor fan and an oval counter top hand wash basin.

FAMILY ROOM

10' 9" x 16' 9" (3.28m x 5.11m)

The lower ground floor family room is currently utilised as a children's playroom, but could equally provide a great home office, gym, or additional lounge. This room offers a window to the front aspect, fitted with plantation shutters; a double panel radiator; recessed spotlighting; fitted storage cupboards and counter top and door allowing access to the plant room.



EXTERNAL

To the front of the property lies an Indian Stone paved driveway which provides a path to the side of the property and paved steps leading to the storm porch and front entrance. Adjacent to the drive is raised garden which is stocked with a range of well maintained shrubs and flanked on one side by a mature hedge.

To the rear of the property is the private rear garden which is enclosed on three sides by brick walls and offers a paved seating area adjacent to the house and a lawned garden, which has been laid with high quality Astro turf. Raised planters have been fitted to border the lawn and these are stocked with a range of shrubs and small trees. There is also external lighting and a timber storage shed.

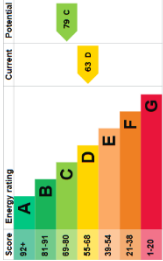


Floor Plan and EPC

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.6 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. The floorplan is intended as a guide only and should not be used for any other purpose. The floorplan is not to be used as a basis for any other purpose. The floorplan is not to be used as a basis for any other purpose. The floorplan is not to be used as a basis for any other purpose.

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Common Questions

1. Will there be a chain connected to this sale? No, the property is sold chain free and the buyer can complete a purchase as soon as they are able to do so.

2. Which items are included in the sale price? The vendors intend to include all the white goods in the kitchen and utility room, these are the integrated fridge and freezer, dishwasher, oven, and the washer and dryer in the utility room. The owners are also happy to include all light fittings and the security alarm system. The alarm system is a monitored alarm with motion sensors, window and door sensors and cameras to the front, rear and side of the property.

3. Have the owners carried out any improvements to the property in recent years? Yes, since the property was purchased in 2024, the house has been fully re-wired, re-plumbed to include a new central heating boiler and all new radiators. The sash windows have been restored and plantation shutters have been fitted throughout. The flooring has been replaced throughout (with Ted Todd engineered wooden flooring) and the basement has been fully tanked. The garden has been landscaped and the roof has been replaced. Finally the owners have invested in bespoke fitted storage in the kitchen, snug, dining room and master bedroom.

4. Which are the current owners three favourite aspects of this property? The current owners admire the stunning and incredibly large Georgian window; they also love the high ceilings with all original mouldings and have very much enjoyed spending time in the open-plan lounge-diner with their family.

5. Has the boiler been inspected recently? Yes, the owners have this serviced annually and can provide the records for this.

6. Has the loft been boarded for storage? The loft can be accessed via a hatch and pull down ladder in the first-floor landing and is partially boarded.