



Orchard Road | | Altrincham | WA15 8EY

Guide price £900,000



SHEPPARD & CO

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- Handsome period terrace home
- Two receptions plus breakfast kitchen
- Basement level prime for conversion subject to PP
- Off road parking and garage
- Catchment to the areas finest schools
- Spacious accommodation approaching 2,600 sq ft
- Five double bedrooms
- Stunning westerly facing garden
- Walking distance to Altrincham

Open Day Saturday 9th May strictly via appointment only!

A deceptively spacious period terrace, rich in character and ideally positioned in the heart of Altrincham.

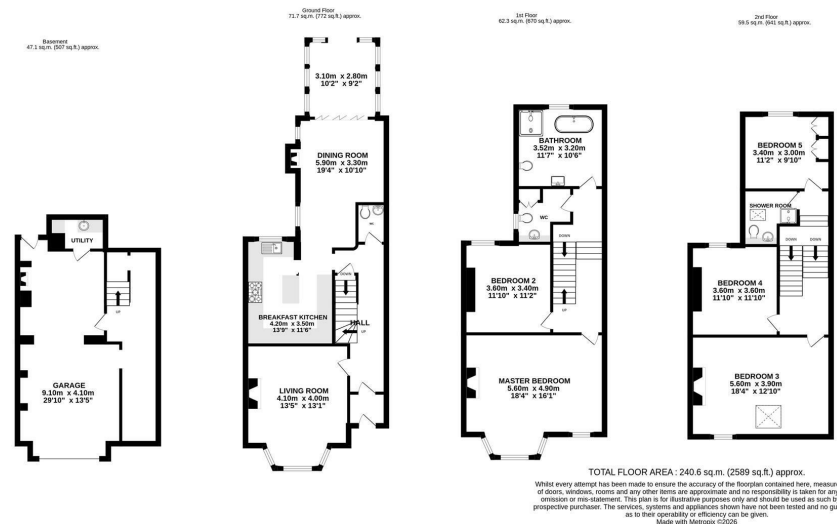
The accommodation is well arranged and offers excellent versatility. The ground floor comprises a welcoming entrance hall, downstairs WC, living room and an open-plan kitchen flowing through to the dining room and lean-to, creating a practical and sociable layout.

To the first floor are two generous bedrooms, one currently used as an additional living space, along with a family bathroom with underfloor heating and separate WC. The second floor provides three further well-proportioned bedrooms and a shower room, making this a home that comfortably accommodates growing families.

A particularly valuable feature is the basement level, currently used as a garage, utility and workshop/storage space, offering clear potential for conversion, subject to the relevant permissions.

Externally, the property benefits from off-road parking to the front. To the rear is a beautifully landscaped garden enjoying a westerly aspect, ideal for afternoon and evening sun.

A substantial period home in a prime central location, offering both immediate space and future potential.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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