



Burlington Road | | Altrincham | WA14 1HR

Offers over £875,000



SHEPPARD & CO

Burlington Road | Altrincham | WAI4 IHR Offers over £875,000

- Well presented and attractive Victorian terrace
- Three reception rooms
- Four bedrooms and three bathrooms
- Good size low maintenance garden
- Catchment to the areas finest schools
- Spacious and versatile accommodation approaching 2,500 sq ft
- Dining kitchen and utility room
- Off road parking and additional permit parking
- Walking distance to Altrincham and the Metrolink

An attractive Victorian terrace approaching 2,500 sq ft and arranged over four floors, offering exceptionally spacious and versatile family accommodation in a highly sought-after location within easy walking distance of Altrincham town centre.

The property retains a wealth of original period features, including sash windows, fireplaces, panelled doors, exposed floorboards and decorative cornicing, complemented by a range of thoughtful modern improvements.

The accommodation in brief comprises a welcoming entrance hall leading to a generous front reception room, featuring large sash windows and an attractive period fireplace. To the rear is the impressive open-plan kitchen and dining room, extending to over 23ft in length and forming the true heart of the home. The space has been designed with modern family living in mind, incorporating a central island, generous dining and seating areas, underfloor heating and bi-folding doors opening directly onto the rear garden.

The lower ground floor provides excellent additional versatility, comprising a further reception room currently utilised as a study and family room, together with a utility room, WC and useful separate storage.

At first floor level, the principal bedroom spans the full width of the property and benefits from fitted wardrobes. A further double bedroom, family bathroom and separate wet room complete this floor.

The second floor provides two further bedrooms, including an impressive loft bedroom with en-suite shower room.

Burlington Road is ideally positioned for the very best of Altrincham, with the town centre, Market Quarter, John Leigh Park and Metrolink all within easy walking distance. The property is also conveniently located for several highly regarded schools, including the Altrincham Grammar Schools.

A substantial and characterful Victorian home offering exceptional space, original period features and superb versatility, all within one of Altrincham’s most sought-after locations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(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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