



Orchard Road | | Altrincham | WA15 8EY

Guide price £850,000



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

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

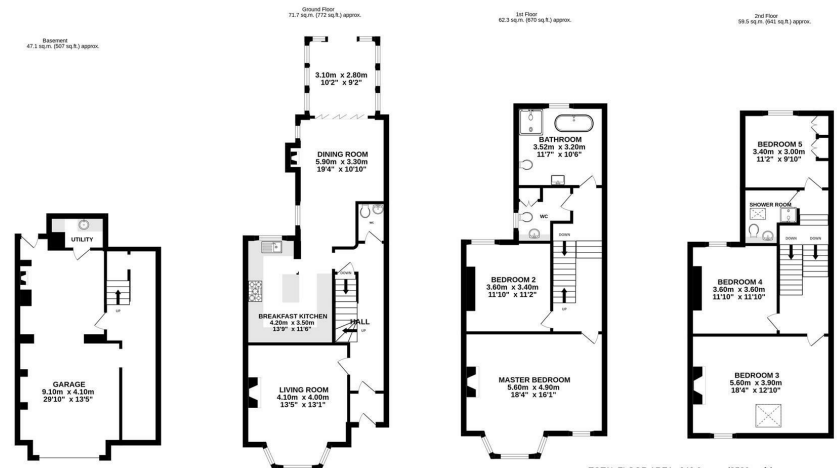
The accommodation is well arranged and offers excellent versatility. The ground floor comprises a welcoming entrance hall, downstairs WC, living room and an open-plan kitchen flowing through to the dining room and lean-to, creating a practical and sociable layout.

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.



TOTAL FLOOR AREA: 240.6 sq.m. (2589 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2028

| 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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