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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

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£775,000

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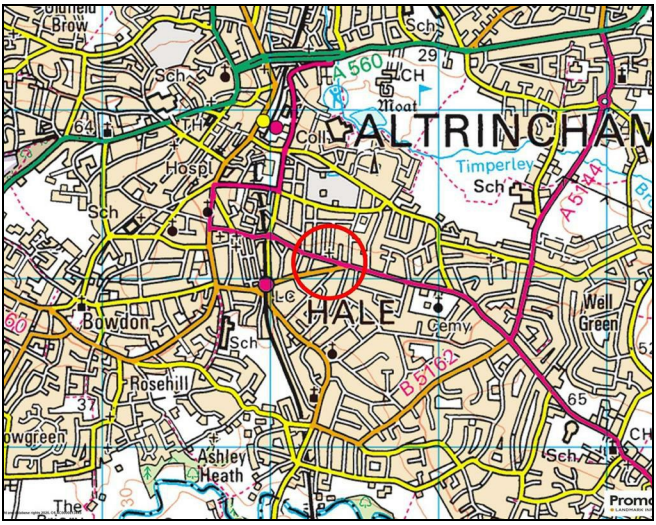
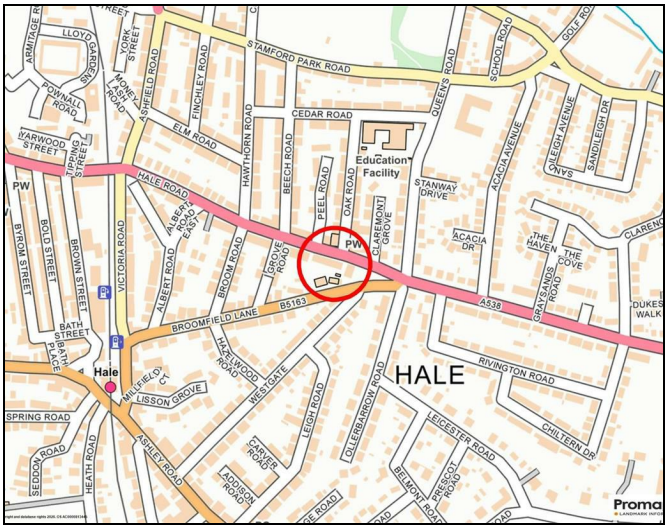
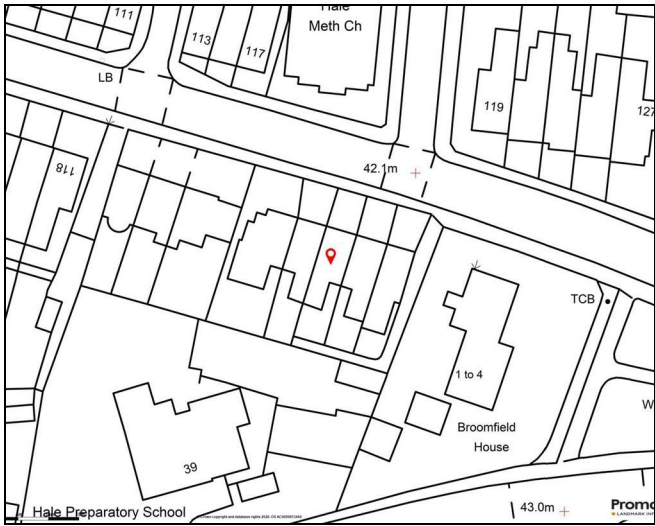
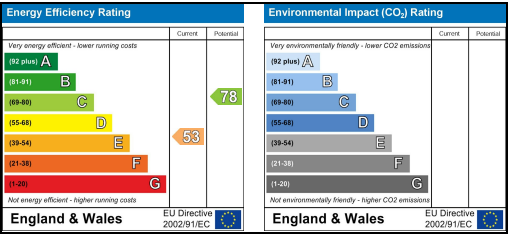
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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY PRESENTED AND SUPERBLY PROPORTIONED EDWARDIAN TERRACED HOME ARRANGED OVER FOUR FLOORS, IN A PRIME LOCATION JUST MINUTES AWAY FROM STAMFORD PARK, HALE VILLAGE AND ALTRINCHAM TOWN CENTRE. 1820SQFT

Hall. Lounge. Open Plan Breakfast Kitchen and Dining Room. Four Bedrooms. Three Bath/Shower Rooms. Family Room. Shower Room. Cellar Chamber/Utility. Driveway. South facing Garden.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A superbly proportioned and beautifully presented period Terraced home, located in a popular neighbourhood, walking distance to Stamford Park and School, Hale Village with the Train Station and fashionable shops, restaurants, bars and Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The stylish property is arranged over Four Floors with the accommodation extending to some 1764 square feet providing a Hall, Lounge and Open Plan Breakfast Kitchen and Dining Room to the Ground Floor and there are Four Bedrooms served by Two Bath/Shower Rooms over the Two Upper Floors.

To the Lower Ground Floor are the converted Cellars providing a Family Room and Shower Room (formally used as an En Suite Bedroom), Utility space and Cellar Chamber.

Externally, there is a paved Driveway providing off road Parking and a sunny aspect Garden to the rear.

Comprising:

Recessed Porch. Entrance Hall with original spindle balustrade staircase rising to the First Floor.

Lounge with bay and inset sash window to the front elevation. Attractive cast iron working open fireplace with tiled hearth. Picture rail surround. Coved ceiling.

Impressive Open Plan Breakfast Kitchen and Dining Room. The Kitchen Area is fitted with an extensive range of base and eye level units with worktops over, incorporating an island unit. Inset sink with mixer tap over. Integrated appliances include an oven, microwave oven, four ring induction hob, fridge, freezer, and dishwasher. Sash window enjoys views over the gardens to the rear.

Dining Room with sash window to the side elevation and French doors overlook and provide access to the delightful gardens to the rear. Built in bar unit with display shelving and inset lighting. A further door provides access to the side of the property.

To the Lower Ground Floor are the Cellars providing a Family Room and Shower Room.

Family Room with French doors to the front elevation. Built in meter cupboards.

Shower Room fitted with a white suite and brass fittings, providing a walk in wet room style shower, wash hand basin with built in storage and WC. Tiling to the walls and floors.

Cellar Chamber, currently used as a Utility Room with ample storage space, with window to the rear elevation. Wall mounted gas central heating boiler. Built in unit with inset stainless steel one and a half bowl sink and drainer unit.

To the First Floor Landing there is access to Three Bedrooms served by a stylishly appointed Family Bathroom. A staircase rises to the Second Floor. Access to understairs storage.

Bedroom One with two sash windows to the front elevation. Attractive working fireplace to the chimney breast, with tiled hearth and wood surround. Built in floor to ceiling wardrobes provide excellent hanging and storage space.

Bedroom Two with sash window to the rear elevation, enjoying views over the Gardens. Attractive cast iron fireplace feature with tiled hearth.

Bedroom Three with sash window to the rear elevation. Attractive cast iron fireplace feature to the chimney breast. This room is currently utilised as a walk Dressing Room.

The Bedrooms are served by a stylishly appointed Bathroom fitted with a white suite and brass fittings, providing a double ended bath with thermostatic shower over, wash hand basin with built in storage and WC. Tiling to the bath and shower areas. Tiled floor. Opaque window to the side elevation.

To the Second Floor there is access to Bedroom Four with attractive sloping but yet not restrictive ceilings with windows to the front elevation and two inset Velux windows to the rear.

This large room enjoys an En Suite Shower Room fitted with a white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Tiling to the walls. Inset Velux window.

Externally, there is a paved Driveway providing off road Parking and to the rear there is a paved patio area adjacent to the back of the house, accessed via French doors from the Dining Room. Beyond, the Garden is gravelled and enclosed within timber fencing. There is a right of way for wheelie bin access. The Garden enjoys a South facing aspect.

- Freehold
- Council Tax Band E

