

## 10 OSBORNE ROAD | ALTRINCHAM

OFFERS OVER £595,000

A superbly presented late Victorian bay fronted end of terrace house positioned in a sought after location within 5 minutes walking distance (Google maps) of the award winning town centre of Altrincham. The generously proportioned accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, formal dining room, fitted kitchen with French windows to the paved rear terrace, much improved cellar chamber, two first floor double bedrooms and bathroom/WC and second floor double bedroom with en suite shower room/WC. Gas fired central heating and PVCu double glazing. South westerly facing rear gardens. Permit parking.

POSTCODE: WA15 8EU

## DESCRIPTION

Osborne Road forms part of a popular residential location containing terraced houses mainly of similar age and varying design all of which combines to create a delightful setting. The property is within 5 minutes walking distance (according to Google maps) of the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools.

This late Victorian end of terrace house offers superbly presented accommodation with the benefit of gas fired central heating and PVCu and retains many features of the period such as ceiling cornices and picture rails combined with tall ceilings and generously proportioned rooms. In addition, the loft space has been converted and there is much further potential with planning approved for a single storey side extension (Trafford Planning Reference: 118510/HHA/26).

An attractive recessed porch with decorative archway and hardwood panelled door leads onto an entrance hall which allows access to each of the reception rooms. Positioned at the front an elegant sitting room is adorned with an impressive traditional style fireplace surround complemented by a revealed brick interior and the angular bay window creates a naturally light interior which is further enhanced by natural wood flooring. Toward the rear there is a formal dining room replanned to establish an open plan element to the adjoining contemporary fitted kitchen with integrated appliances and French windows opening onto the paved rear terrace.

The basement has been improved and, although not refurbished in line with modern building regulations, provides a useful utility area and ample storage space.

At first floor level the excellent primary bedroom features two sash style windows and there is an additional double bedroom both of which are served by the well appointed family bathroom/WC complete with roll-top bath and separate shower enclosure.

The loft conversion incorporates a double bedroom with two Velux windows and a fitted wardrobe plus en suite shower room/WC

Externally to the front is a private courtyard whilst at the rear there is a paved terrace which is ideal for entertaining during the summer months and gardens laid to lawn with raised flower beds and a variety of surrounding mature trees. Importantly with a south westerly aspect to enjoy the sunshine throughout the day and into the evening. There is also a bin-store and access to the shared passageway.

A permit parking scheme is in operation with support from Trafford Council.

## ACCOMMODATION

### GROUND FLOOR: RECESSED PORCH

Opaque glazed/panelled hardwood front door. Quarry tiled floor.

### ENTRANCE HALL

Staircase to the first floor. Wood effect flooring. Cornice. Period style radiator.

### SITTING ROOM

14' x 11'6" (4.27m x 3.51m)

Traditional fireplace surround with revealed brick interior and tiled hearth. Fitted bookshelves to the chimney breast recess. PVCu double glazed bay window to the front. Natural wood flooring. Coved cornice. Picture rail. Vertical period style radiator.

### DINING ROOM

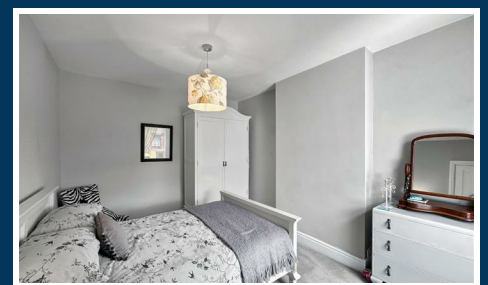
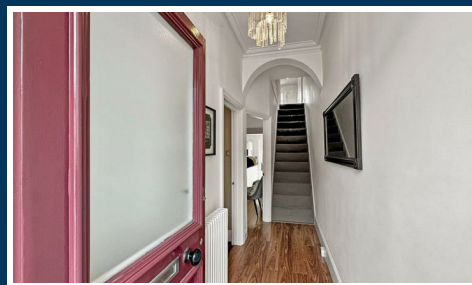
13'7" x 12'6" (4.14m x 3.81m)

Display shelf to the chimney breast recess. PVCu double glazed window to the rear. Wood effect flooring. Coved cornice. Picture rail. Period style radiator. Wide opening to:

### KITCHEN

10'5" x 8'10" (3.18m x 2.69m)

Fitted with a range of contemporary high gloss/wood effect wall and base units beneath heat resistant work-surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer and dishwasher. PVCu double glazed French windows to the paved rear terrace. Tiled floor. Recessed LED lighting.



## **BASEMENT: CELLAR CHAMBER**

**15'3" x 11'4" (4.65m x 3.45m)**

Shaker style base units beneath heat resistant work-surfaces and inset stainless steel drainer sink. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. Stone effect flooring. Recessed LED lighting. Radiator.

## **FIRST FLOOR: LANDING**

Turned spindle balustrade staircase to the second floor.

## **BEDROOM ONE**

**15'6" x 12' (4.72m x 3.66m)**

Two PVCu double glazed sash style windows to the front. Painted wood flooring. Radiator.

## **BEDROOM TWO**

**13'6" x 10'3" (4.11m x 3.12m)**

PVCu double glazed window to the rear. Radiator.

## **BATHROOM/WC**

**10'5" x 8'10" (3.18m x 2.69m)**

Fitted with a white/chrome suite comprising roll-top bath with mixer/shower tap, wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque PVCu double glazed window to the rear. Partially tiled walls. Tiled floor. Recessed LED lighting. Radiator.

## **SECOND FLOOR: BEDROOM THREE**

**16'10" x 14'10" (into the eaves) (5.13m x 4.52m (into the eaves))**

Fitted wardrobe containing hanging rail and shelving. Two double glazed Velux windows. Radiator.

## **EN SUITE SHOWER ROOM/WC**

**8'5" x 2'10" (2.57m x 0.86m)**

White/chrome wall mounted wash basin and low-level WC. Tiled enclosure with electric shower. Stone effect flooring. Extractor fan. Recessed LED lighting.

## **OUTSIDE**

Permit parking.

Access to the shared passageway.

## **SERVICES**

All mains services are connected.

## **POSSESSION**

Vacant possession upon completion.

## **TENURE**

We are informed the property is Freehold. This should be verified by your Solicitor.

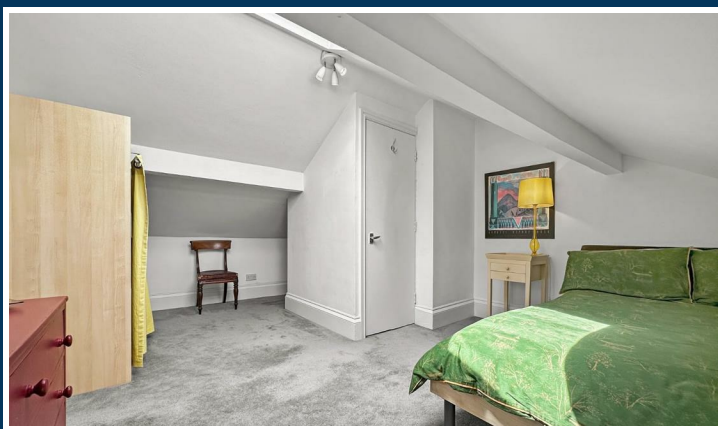
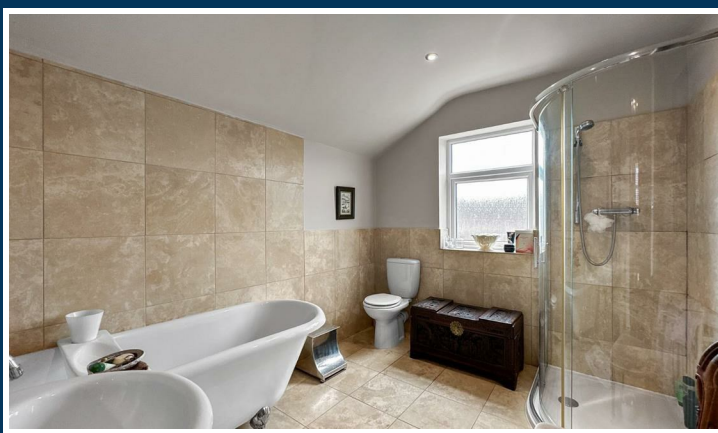
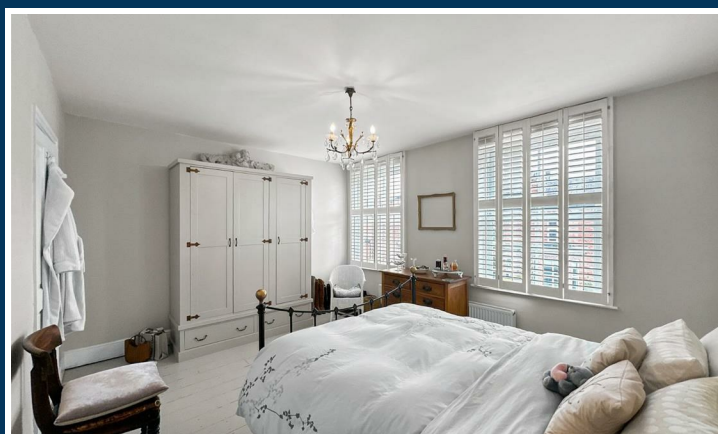
## **COUNCIL TAX**

Band C.

## **NOTES**

We understand there is shared access across the property at the rear for the adjoining terrace.

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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