

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



5 DORSET ROAD | ALTRINCHAM

£1,250,000

NO ONWARD CHAIN This fine and spacious property was designed and built by an architect for his own family in 1968 and has changed hands only once, retaining many original design features of the period. It is set within magnificent grounds approximately 0.58 of an acre, westerly facing at the rear and positioned on a highly sought after cul de sac. The amply sized accommodation of 3,550 sq ft (330 sq m) also has plenty of scope for modernisation and there is much further redevelopment potential, subject to planning approval. The accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, dual aspect sitting room, dining room, fitted breakfast kitchen, utility room, music room, study, basement games room, primary bedroom with en suite bathroom/WC, three further double bedrooms and family bathroom/WC. Heating and cooling air conditioning system. Gas fired water heating system. Double glazing. Large attached double garage. Gardeners WC. Driveway providing off road parking. Ideal location less than one mile walking distance from Altrincham town centre.

POSTCODE: WA14 4QN

DESCRIPTION

This modern detached house stands in a slightly elevated position set well back from the carriageway and occupies a magnificent 0.58 acre plot. The substantial nature of the site and pattern of development within the immediate vicinity make this an interesting proposition as a number of neighbouring properties have been redeveloped to create additional dwellings, demonstrating the scope that has been realised on comparable plots in the vicinity. Equally, there is potential to design a statement family home of significant proportions and any changes are subject to obtaining the relevant approval.

The property benefits from historic planning permission for substantial development, granted on appeal in 2008. Prospective purchasers should make their own enquiries regarding the current status and extent of the planning permission.

The interior retains many original features from 1968, but now requires a programme of modernisation and refurbishment and presents an excellent opportunity to remodel entirely to individual taste. The accommodation is approached beyond an enclosed porch and wide entrance hall with cloakroom/WC to one side. The naturally light and spacious sitting room opens onto a covered paved seating area which is ideal for entertaining during the summer months and double opening doors lead into a formal dining room with delightful views across the rear gardens. The adjacent breakfast kitchen is fitted with the original matching units and there is a useful adjoining utility room with access to the side porch which in turn leads on to the attached garage. Completing the ground floor is a dual aspect music room and a study which may prove invaluable for those who choose to work from home.

Unusually, there is a basement which is currently utilised as a generously proportioned games room with ¾ size billiard table, table tennis and darts.

At first floor level, the primary bedroom features a range of original built-in furniture and benefits from an en suite bathroom/WC with period fittings. There are three further double bedrooms with fitted wardrobes and a family bathroom/WC complete with separate shower, retaining the original wall coverings and sanitary ware.

A heating and cooling air conditioning system has been installed together with a gas fired water heating system and double glazing.

Externally, there is off road parking within the driveway and the large double garage is accessed via twin electrically operated doors. The landscaped rear gardens are certainly a feature and incorporate a covered paved terrace with raised flower beds, an expanse of lawn surrounded by well stocked borders and a variety of mature trees to provide screening. Importantly, this impressive secluded setting has a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Less than one mile walking distance is 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 cul-de-sac location is also sought after, being within the catchment area of highly regarded primary and secondary schools. In addition, approximately half a mile to the east is John Leigh Park with tennis courts and recreation areas.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Timber framed glazed door set with matching side-screens. Mosaic tiled floor.

ENTRANCE HALL

18' x 11'2" (5.49m x 3.40m)

Timber framed glazed door set within multiple matching side-screens. Staircase with full height spindles to the first floor. Concealed staircase to the basement. Original polished wood flooring is retained beneath the carpet.

CLOAKROOM/WC

Wall mounted wash basin and low-level WC. Partially tiled walls. Wall light point. Extractor fan.

SITTING ROOM

26'9" x 25'3" (8.15m x 7.70m)

Revealed brick fireplace surround and stone hearth. Timber framed double glazed sliding windows with matching transom light above to the covered paved rear terrace. Timber framed double glazed windows to the front and rear. Four timber framed double glazed picture windows to the side. Six wall light points. Double opening doors to:

DINING ROOM

15'8" x 14'5" (4.78m x 4.39m)

Timber framed double glazed window to the rear.

BREAKFAST KITCHEN

15'7" x 12'11" (4.75m x 3.94m)

Fitted with matching wall and base units beneath heat resistant work-surfaces and inset double bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a gas oven with warming drawer, foldaway gas grill and four ring gas hob with canopy extractor fan above. Recess for a fridge/freezer and dishwasher. Timber framed double glazed window to the rear. Tiled floor.

UTILITY ROOM

9'5" x 7'11" (2.87m x 2.41m)

Matching wall and base units. Stainless steel drainer sink with mixer tap. Space for an automatic washing machine. Storage cupboard with shelving. Concealed gas fired warm air heating system. Partially tiled walls. Tiled floor. Opaque glazed hardwood door with matching side-screen to:

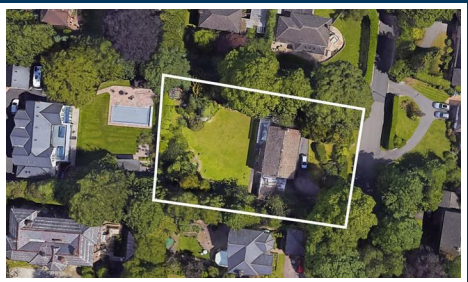
SIDE PORCH

Access to the attached double garage. Opaque glazed hardwood doors to the front and rear. Opaque glazed roof. Tiled floor.

MUSIC ROOM

12'6" x 8'1" (3.81m x 2.46m)

Timber framed double glazed windows to front and side. Coved cornice.



STUDY

11'11" x 5'11" (3.63m x 1.80m)

Vanity wash basin with mixer tap. Three timber framed double glazed picture windows to the front. Two wall light points.

BASEMENT

GAMES ROOM

25'3" x 14' (7.70m x 4.27m)

Panelled dado. Light and power supplies. Extractor fan.

FIRST FLOOR

LANDING

A large area with potential for use a study area or conversion to a 5th bedroom subject to approvals. Airing cupboard with shelving and housing the gas fired hot water system. Access to the insulated and partially boarded loft space via a retractable ladder. Timber framed double glazed window to the front. Spindle balustrade.

BEDROOM ONE

15'9" x 14'1" (4.80m x 4.29m)

Recess for a double bed flanked by built-in wardrobes containing hanging rails and shelving with cupboards above. Matching three door range of built-in wardrobes containing hanging rails and shelving. Two wall light points. Timber framed double glazed window to the rear.

EN SUITE BATHROOM/WC

8'8" x 7'8" (2.64m x 2.34m)

Fitted with a suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, inset wash basin, low-level WC and bidet. Opaque timber framed double glazed window to the rear. Marble effect panelled walls.

BEDROOM TWO

15'7" x 12'1" (4.75m x 3.68m)

Three door range of built-in wardrobes containing hanging rails and shelving with cupboards above. Vanity wash basin. Timber framed double glazed window to the front. Wall light point.

BEDROOM THREE

14'8" x 12'11" (4.47m x 3.94m)

Fitted dressing table flanked by wardrobes containing hanging rails and shelving with cupboards above to both sides. Vanity wash basin. Timber framed double glazed window to the rear.

BEDROOM FOUR

14'1" x 9'2" (4.29m x 2.79m)

Fitted wardrobe containing hanging rail and shelving with cupboard above. Timber framed double glazed window to the front.

FAMILY BATHROOM/WC

11'6" x 8'5" (3.51m x 2.57m)

Fitted with a suite comprising panelled bath with mixer tap, inset wash basin, low-level WC and bidet. Shower with panelled walls and thermostatic shower. Two opaque timber framed double glazed windows to the rear. Marble effect panelled walls.

OUTSIDE

ATTACHED DOUBLE GARAGE

23'1" x 19'7" (7.04m x 5.97m)

Twin electrically operated up and over doors. Light and power supplies. Timber framed windows to the side and rear.

GARDENERS WC

Wall mounted wash basin and low-level WC. Opaque timber framed window to the rear.

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

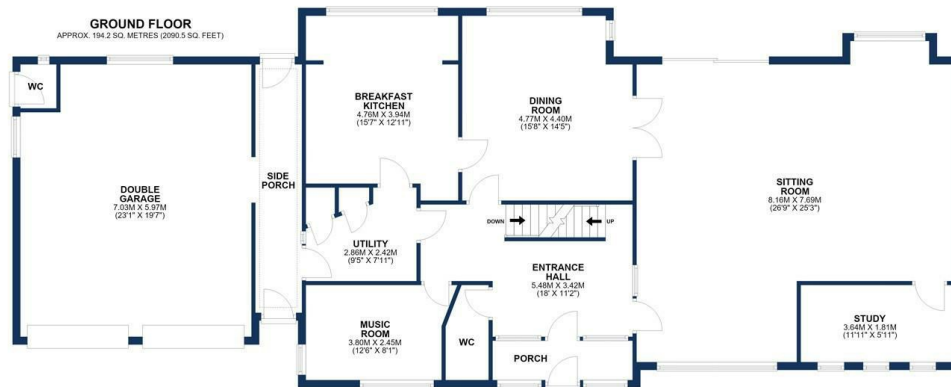
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NOTE

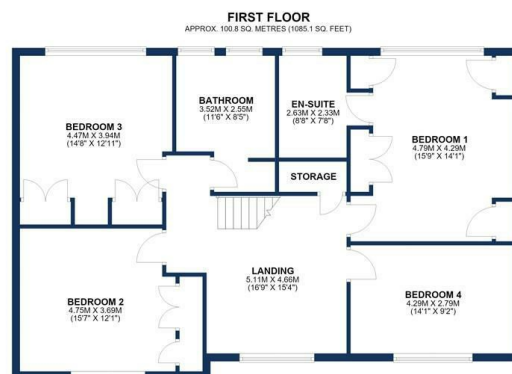
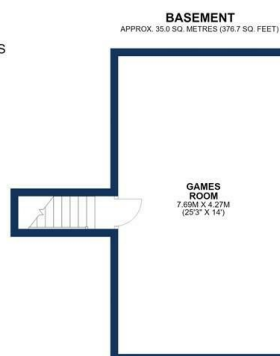
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TOTAL AREA:
APPROX. 330.0 SQ. METRES
(3552.3 SQ. FEET)
Floorplan for illustrative purposes only



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