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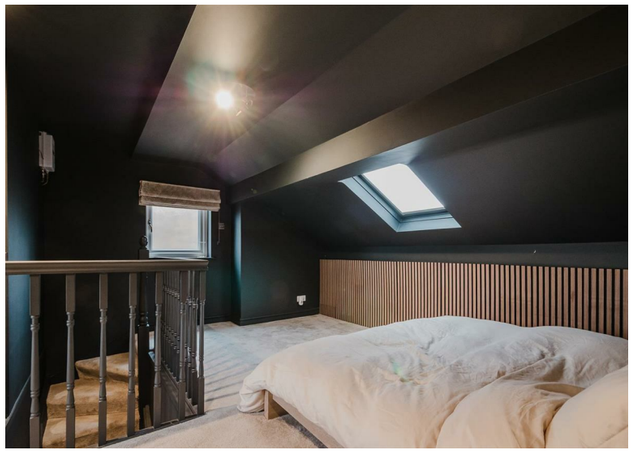














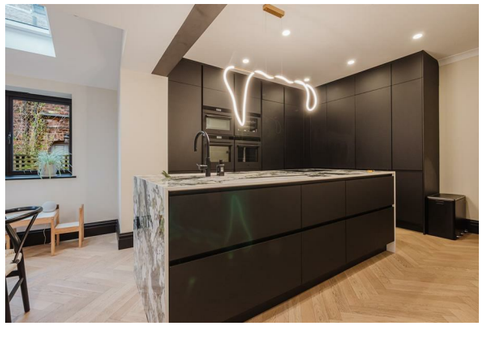














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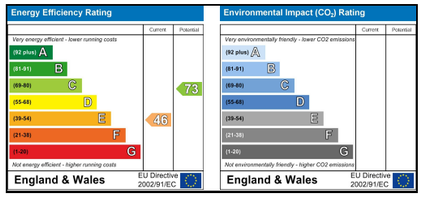
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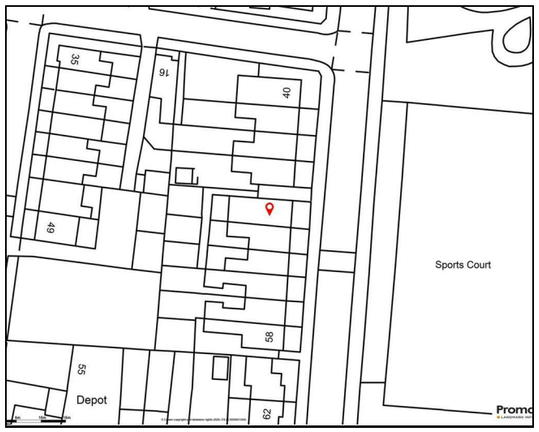
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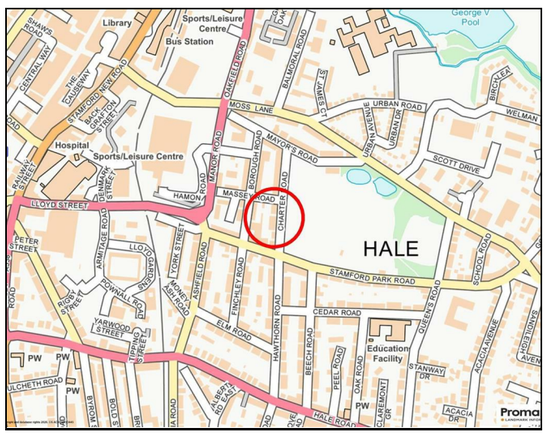
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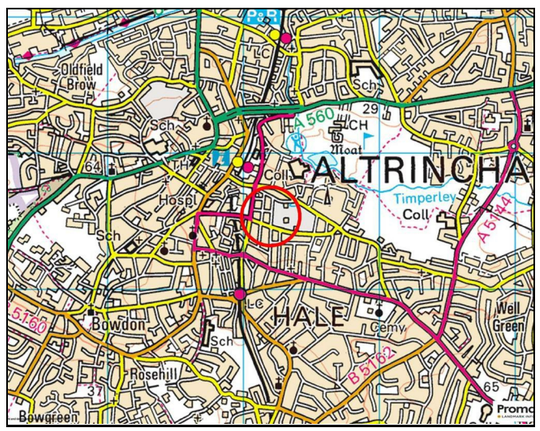
energy efficiency

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









AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the 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.

overview

A SUPERBLY PROPORTIONED, EXTENDED AND BEAUTIFULLY PRESENTED, VICTORIAN TERRACED PROPERTY ARRANGED OVER THREE FLOORS, SUPERBLY POSITIONED OVERLOOKING STAMFORD PARK AND BENEFITTING FROM A HOME OFFICE/GARDEN ROOM. 1515 sqft.

Hall. Lounge. Open Plan Family Room and Dining Kitchen. Three Double Bedrooms. Two Bath/Showers. South West Facing Garden. Garden Room/Home Office.



in detail

A beautifully presented, updated, remodelled and extended Victorian Terraced Property enjoying a fantastic location within walking distance of Hale Village, Altrincham Town Centre, its amenities, the popular Market Quarter and Metrolink.

The beautifully presented property provides well balanced accommodation arranged over Three Floors extending to some 1515 sq ft providing a Hall, Lounge, impressive Open Plan Family Room and Dining Kitchen to the Ground Floor and there are Three excellent Double Bedrooms served by Two Bath/Shower Rooms to the Two Upper Floors.

A particular feature of the property is that it is not overlooked directly to the front or rear, and it is opposite the open space of Stamford Park and with Stamford Park School on the doorstep making this an ideal purchase for a young family.

Externally, there is on road parking and well maintained Gardens to the front and rear with Detached Home Office/Garden Room.

Comprising:

Entrance Hall with staircase rising to the First Floor. Doors provide access to the Ground Floor Living Accommodation. Stripped and stained floorboards.

Lounge with two windows to a large front bay overlooking Stamford Park to the front. To the chimney breast, there is an attractive cast iron fireplace with tiled hearth. Built in meter cupboard. Picture rail surround. Stripped and stained floorboards.

Impressive Open Plan Family Room and Dining Kitchen with part vaulted ceiling with two inset Velux windows and Crittall doors which overlook and provide access to a raised patio area with steps leading down to the Garden.

The Kitchen Area is fitted with an extensive range of contemporary floor to ceiling units with porcelain worktops over and incorporating an island unit inset into which is a stainless steel sink. Integrated appliances include a double oven, microwave oven, four ring hob, fridge, freezer and dishwasher. Access to useful understairs storage cupboard housing a washing machine. Additional window to the side elevation.

To the First Floor Landing there is access to Two excellent sized Double Bedrooms and a Family Bathroom. A door provides access to a staircase rising to the Second Floor.

Bedroom One enjoys a dual window aspect overlooking Stamford Park. Attractive cast iron fireplace feature to the chimney breast with built in wardrobes to either side of the recess. Picture rail surround.

Bedroom Two with window to the rear elevation.

The Bedrooms are served by a well appointed Family Bathroom fitted with a white suite and chrome fittings, providing a double ended, stand alone bath with shower attachment over, separate enclosed shower cubicle with dual attachments and glazed door, wash hand basin and WC. Extensive tiling to the walls and floors. Opaque window to the rear elevation.

To the Second Floor, there is access to Principal Bedroom Three with inset Velux window to the front elevation and additional windows to the side and rear elevations. Built in wardrobes providing excellent hanging and storage space with access to roof void storage.

This room enjoys an En Suite Shower Room fitted with a modern suite and black fittings, providing an enclosed shower cubicle, wash hand basin with built in storage below and WC. Extensive tiling to the walls and floors. Opaque window to the rear elevation. Underfloor heating.

Externally, the property enjoys a low maintenance Garden frontage retained from the road by way of a brick wall.

To the rear, there is a paved patio area adjacent to the back of the house accessed via doors from the Open Plan Family Room and Dining Kitchen leading to a lawned Garden area.

Detached Home Office/Garden Room with underfloor heating and bi-fold doors which overlook the Gardens.
Attached Garden Store

- Freehold
- Council Tax band D

