



## 6 MAYORS ROAD | ALTRINCHAM

OFFERS OVER £650,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended and beautifully presented late Victorian bay fronted terraced house with south facing landscaped rear gardens. Retaining much of the original character alongside quality contemporary fittings. The superbly proportioned accommodation briefly comprises entrance hall, sitting room, living room, fitted dining kitchen with integrated appliances, cloakroom/WC, cellar chamber with utility area, two first floor double bedrooms and bathroom/WC, second floor en suite bedroom and further double bedroom. Gas fired central heating and double glazing. EV charging point. Ideal location adjacent to the award winning town centre and Stamford Park.

POSTCODE: WA15 9RP

## DESCRIPTION

Built in the latter part of the Victorian era this spacious bay fronted terraced house forms part of a highly favoured locality adjacent to the town 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 property also lies within the catchment area of highly regarded primary and secondary schools. In addition, Stamford Park is just a few yards distance to the east with recreational areas including a children's playground and tennis courts.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, decorative mouldings and panelled doors complemented by modern enhancements such as sympathetically designed double glazed windows and gas fired central heating.

Approached beyond a beautifully landscaped courtyard and attractive entrance hall with natural wood flooring, the accommodation is exceptionally well presented throughout and benefits from a well planned extension at the rear. To the front there is an elegant sitting room with the focal point of an impressive wood burning stove and the separate living room features a stone fireplace surround with living flame gas fire. The stunning kitchen is fitted with Shaker style units, quartz work-surfaces and NEFF integrated appliances and provides ample space for a dining suite set beneath a vast roof light. French windows open onto the paved rear terrace which is ideal for entertaining during the summer months with the added advantage of a southerly aspect to enjoy the sunshine throughout the day. Completing the ground floor is a well appointed cloakroom/WC.

The basement is arranged to include a useful utility area alongside a generous chamber currently utilised for storage and with much further potential.

At first floor level there are two excellent double bedrooms with fitted furniture and luxurious family bathroom/WC with traditional style suite. The loft conversion may be used as a self contained suite comprising double bedroom, dressing room with built-in wardrobes and contemporary shower room or alternatively two separate bedrooms with one being en suite.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque double glazed/panelled hardwood front door set within an intricate arch with fan light window. Staircase to the first floor. Natural wood flooring. Cornice. Corbels. Period style radiator.

#### SITTING ROOM

13'6" x 10'9" (4.11m x 3.28m)

Traditional stone fireplace surround with cast iron wood burning stove. Built-in cupboards with display shelves above. Timber framed double glazed bay window to the front. Natural wood flooring. Cornice. Period style vertical radiator.

#### LIVING ROOM

13'1" x 11'8" (3.99m x 3.56m)

Traditional stone fireplace surround with coal effect/living flame gas fire. Fitted media unit with cupboards above. Wood flooring. Cornice. Period style vertical radiator. Opening to:

#### DINING KITCHEN

16' x 13'11" (4.88m x 4.24m)

Fitted with dove grey Shaker style wall and base units beneath quartz work-surfaces/up-stands and 1 1/2 bowl under-mount ceramic sink with Quooker instant hot water/mixer tap and tiled splash-back. Contrasting dark grey pantry/storage units. Integrated appliances include a NEFF electric fan oven/grill, NEFF combination microwave/oven/grill, NEFF five zone induction hob with extractor/light above, fridge/freezer and NEFF dishwasher. Timber framed double glazed French windows to the paved rear terrace. Timber framed double glazed roof light. Timber framed double glazed window to the rear. Wood flooring. Recessed LED lighting. Period style vertical radiator.

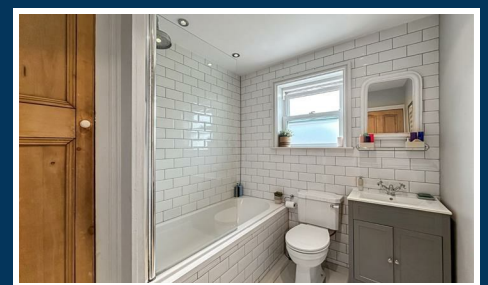
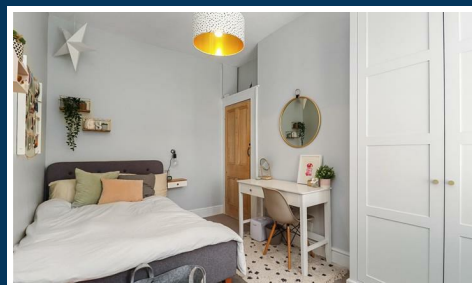
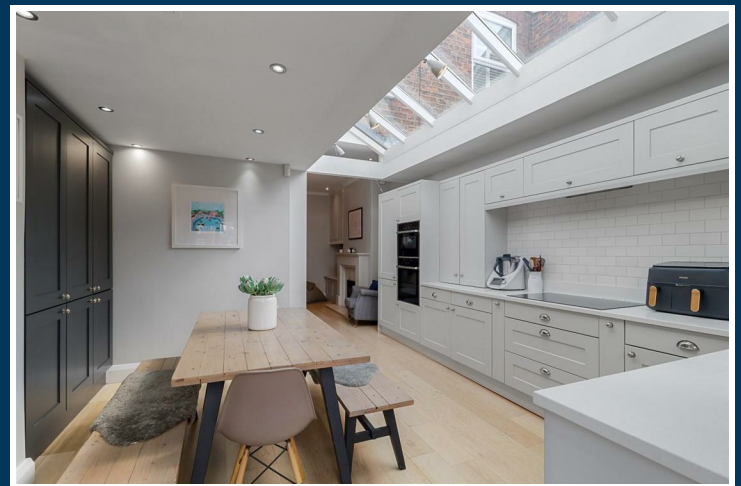
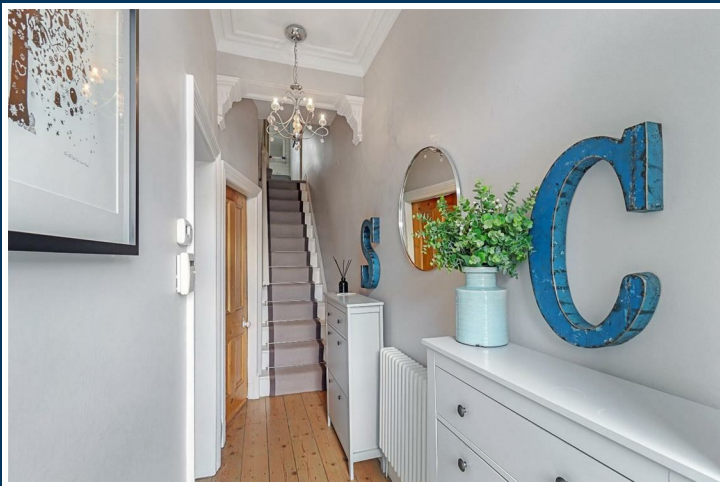
#### CLOAKROOM/WC

White/matt black vanity wash basin with mixer tap and white/chrome low-level WC. Decorative tiled floor. Recessed LED lighting. Extractor fan.

#### BASEMENT

##### UTILITY AREA

Space for an automatic washing machine and tumble dryer. Light and power supplies.



## CELLAR CHAMBER

11' x 7'9" (3.35m x 2.36m)

Opaque PVCu double glazed window to the front. Stone flooring. Light supply.

## FIRST FLOOR

### LANDING

Spindle balustrade staircase to the second floor. Period style radiator.

### BEDROOM ONE

14'6" x 11' (4.42m x 3.35m)

Fitted with a four door range of wardrobes containing shelving. Two timber framed double glazed windows to the front. Cornice. Period style radiator.

### BEDROOM TWO

12'6" x 8'10" (3.81m x 2.69m)

Fitted wardrobe containing hanging rail, shelving and drawers. Built-in closet with shelving. PVCu double glazed sash window to the rear. Period style vertical radiator.

## BATHROOM/WC

8'2" x 7'1" (2.49m x 2.16m)

Fitted with a traditional white/chrome suite comprising panelled bath with mixer/shower tap plus thermostatic rain shower and screen above, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Built-in airing cupboard with shelving and housing the wall mounted gas central heating boiler. Opaque PVCu double glazed sash window to the rear. Tiled floor. Recessed low-voltage lighting. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Fitted wardrobe containing hanging rail and shelving. Spindle balustrade. PVCu double glazed sash window to the rear.

### BEDROOM THREE

14'6" x 10' (4.42m x 3.05m)

Built-in wardrobes the full width containing double hanging rails, shelving and drawers. Access to eaves storage. Double glazed Velux window. Recessed LED lighting. Period style radiator.

### EN SUITE SHOWER ROOM

5'6" x 3'10" (1.68m x 1.17m)

Fully tiled and fitted with a white/matt black vanity wash basin with mixer tap. Wide tiled enclosure with recessed shelving and matt black thermostatic rain shower plus handheld attachment. Recessed LED lighting. Extractor fan. Heated towel rail.

### BEDROOM FOUR

11' 8'8" (3.35m 2.64m)

Three door range of built-in wardrobes containing hanging rails and shelving with cupboards above. Exposed beam. PVCu double glazed sash window to the rear. Period style radiator.

## OUTSIDE

EV charging point.

## SERVICES

All mains services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

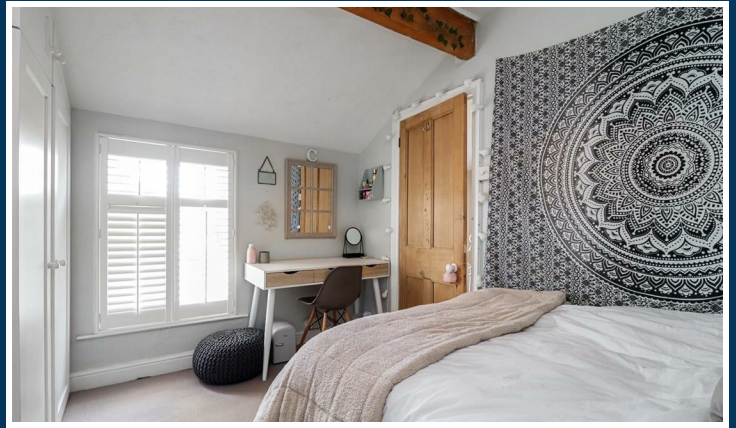
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band D

## NOTE

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



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**HALE BARN S**

292 HALE ROAD, HALE BARN S  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@IANMACKLIN.COM

**HALE**

OLD BANK BUILDINGS, 160 ASHLEY ROAD  
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

**TIMPERLEY**

385 STOCKPORT ROAD, TIMPERLEY  
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM