



Stuart
Rushton

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Rushton
& COMPANY

10 Lyme Grove, Altrincham – WA14 2AD

Offers Over £1,750,000









10 Lyme Grove

Altrincham

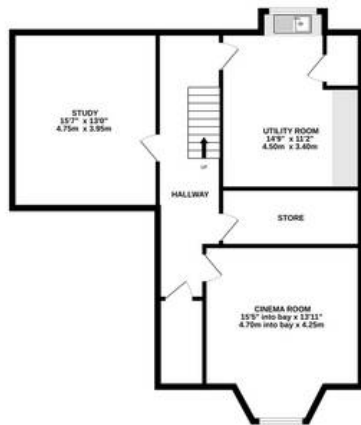
A spacious period semi in central Altrincham cul-de-sac. five double bedrooms, stylish interiors, flexible living, landscaped garden, garden office, gym, parking. Near schools and transport.

Council Tax band: G | Tenure: Freehold | EPC Rating: C

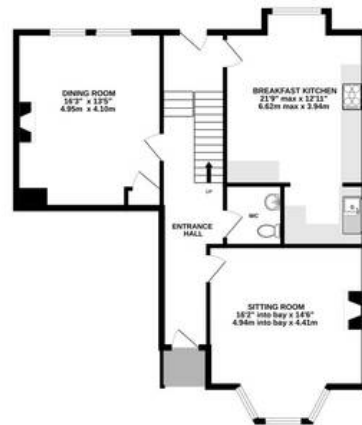
- Handsome 'interlocking' period semi-detached home — A substantial and characterful family property tucked away on a highly sought-after cul-de-sac in the heart of Altrincham.
- Five generous double bedrooms — Two excellent double bedrooms to the first floor and three further double bedrooms on the second floor, with potential to create an additional bathroom.
- Two impressive period reception rooms — Beautifully proportioned living spaces retaining period character, complemented by a large front-to-back entrance hall.
- Modern kitchen and superb lower ground floor — A stylish fitted kitchen alongside versatile additional accommodation currently arranged as a utility room, wine cellar, cinema room and large office.
- Two bathrooms plus two WCs — Excellent family accommodation including two first-floor bathrooms, one of which is a spacious family bathroom, plus a separate WC on both the ground & first floors.
- Private landscaped garden with garden office — Mature and beautifully established rear garden with excellent privacy, large patio, lawn and a substantial clad garden office/summer house.
- Driveway parking for three cars and home gym — Generous off-road parking to the front, with the former garage cleverly converted into a dedicated home gym.
- Exceptional Altrincham location — Peaceful and tucked away while close to the town centre.



BASEMENT
903 sq.ft. (83.3 sq.m.) approx.



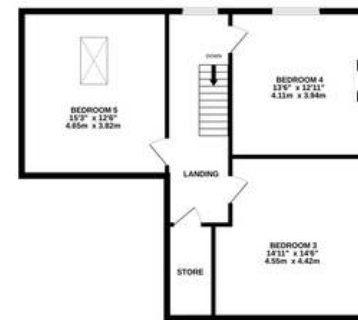
GROUND FLOOR
883 sq.ft. (81.2 sq.m.) approx.



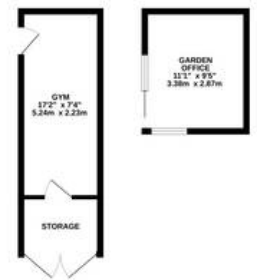
1ST FLOOR
863 sq.ft. (80.2 sq.m.) approx.



2ND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 3693 sq.ft. (343.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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