



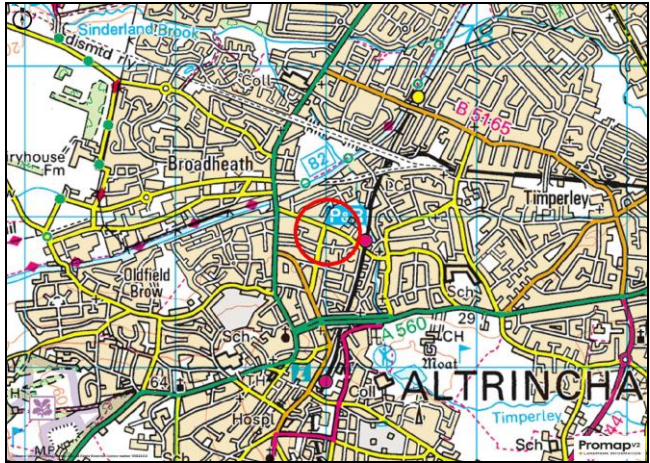
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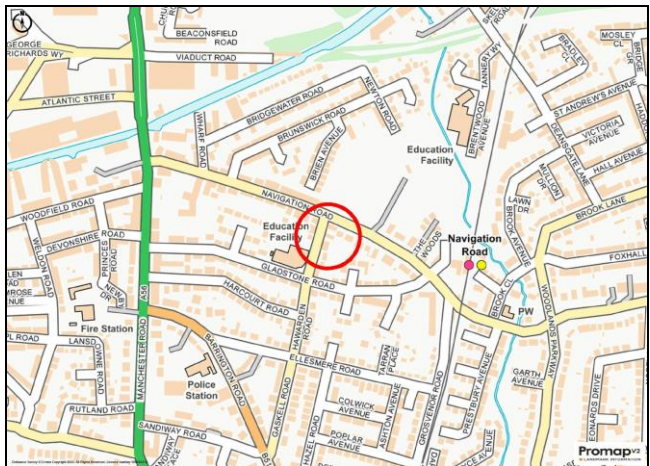


INDEPENDENT ESTATE AGENTS

location

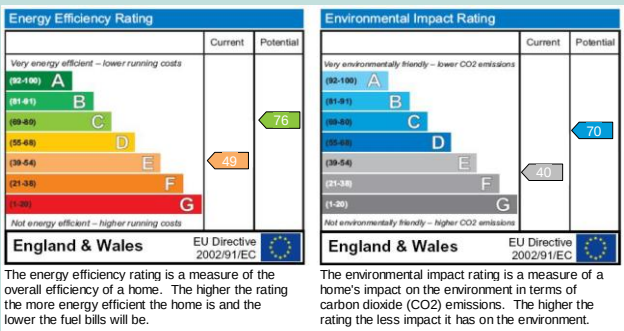


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across Barrington Road. Take the second right turning into Gaskell Road, before Gaskell Road becomes Hawarden Road where the property will be found at the end of the road on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



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



WATERSONS

INDEPENDENT ESTATE AGENTS

Ross Leigh, 1 Hawarden Road Altrincham, Cheshire, WA14 1NQ



A REMARKABLE FOUR STOREY VICTORIAN DETACHED LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND NAVIGATION ROAD METROLINK. 3656sqft.

Porch. Hall. Three/Four Receptions. Breakfast Kitchen. Four/Five Bedrooms. Dressing Rooms. Three/Four Bath/Shower Rooms. Extensive Basements/Guest Apartment. Parking. Garage. Large Courtyard Garden. Unique

“ A truly unique home ”

£735,000

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A truly remarkable Victorian Detached family home with extensive and versatile accommodation arranged over Four Floors, extending to approximately 3600sqft and representing what was probably one of the earliest properties built in this fringe of Town Centre location, within walking distance of Altrincham Town Centre facilities and the popular Market Quarter.



Altrincham Transport Interchange has bus and tram links to Manchester Airport. Even closer is Navigation Road Station providing access to the Metrolink and Rail Networks for commuting to Manchester and Chester. There is easy access to the motorway network.

The nature of the accommodation is that it is ideally suited to a large or extended family, providing Three generous Reception Rooms to the Ground Floor in addition to a 230sqft Breakfast Kitchen with integrated appliances and has up to Five Double Bedrooms over the Two Upper Floors including a Family Shower room and separate WC, Principal Bedroom with Dressing Room and Shower Room and a Top Floor Guest Suite of Bedroom, Dressing Area and Bathroom. There is extensive built in wardrobes and furniture to all of the Bedrooms and Dressing Rooms.

There is scope to enhance the Top Floor accommodation further by breaking into extensive additional under eaves storage space.



In addition, the property also enjoys full footprint Lower Ground Floor Converted Cellars providing an almost self-contained Guest Suite, ideal for a live in relative or teenagers den, with a 300sqft Open Plan Lower Hall, Living Room, Second Kitchen/Utility, Bedroom and Shower Room. This area can be accessed either internally from the house or externally.

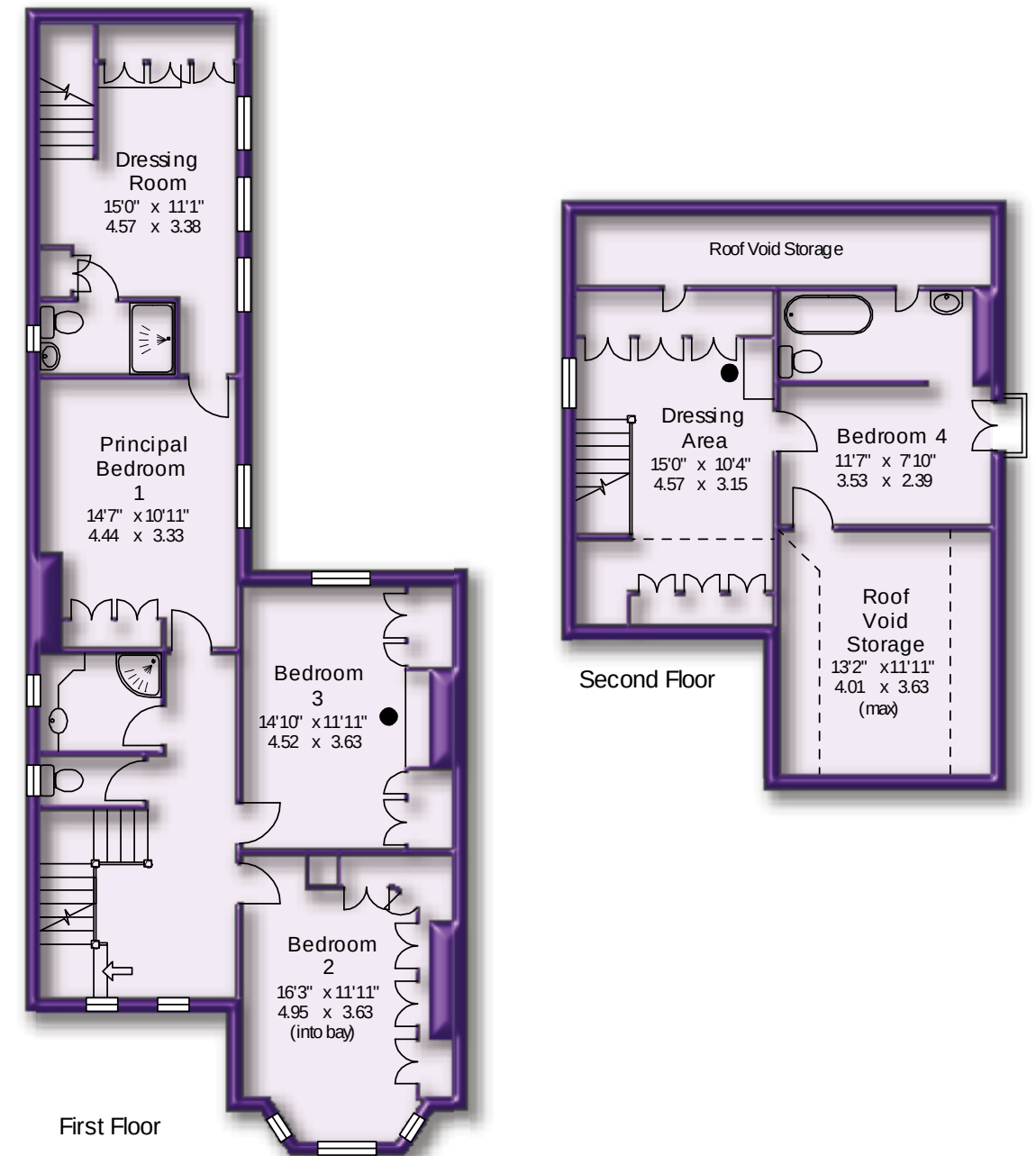
The property is immaculately presented throughout with good specification kitchen and bathroom fittings and has many original features retained or enhanced to include high corniced ceilings, fireplace, roll top cast iron plunger bath with brass fittings, original Victorian mosaic floor tiling within the porch and a spindle balustrade rising through the levels.

There is also a further staircase at the rear of the property for ease of navigating the accommodation.



Externally, there is generous off street Parking set behind a double Gated Entrance and an Attached Garage with small Potager Garden area beyond and a low maintenance walled Courtyard style Garden to the rear.

A remarkable property in a great location for excellent schools, retail therapy, canal path to Dunham Massey and Lymm and easy access to the TransPennine Trail.



Approx Gross Floor Area = 3656 Sq. Feet
(inc. Garage and Voids) = 339.6 Sq. Metres

Approx Gross Floor Area = 3427 Sq. Feet
(exc. Garage and Voids) = 318.3 Sq. Metres



in detail

