



Ellesmere Road, Altrincham, WA14
Offers In Excess Of £925,000



Property Features

- Four Double Bedroom Semi-Detached House
- Beautiful Period Features Throughout
- Off-Road Parking for Three Vehicles
- Open-Plan Kitchen-Diner
- Additional Formal Dining Room
- Separate Utility Room
- Impressive High Ceilings Throughout
- Short Walk to Altrincham Town Centre
- In Catchment for Trafford's Outstanding Schools
- Short Walk to Metrolink Station



Full Description

A stunning four double-bedroom semi-detached family home, offering beautiful period features and impressive high ceilings throughout. The property benefits from off-road parking for three vehicles; three large reception rooms and a good-sized low-maintenance rear garden.

This property is immaculately presented, with modern bathrooms and kitchen, an open-plan kitchen-diner, leading to the family room, with bi-folding doors to the rear garden.

The property is conveniently located within a short walk of Altrincham or Navigation Road Metrolink Stations; the amenities of Altrincham town centre; and excellent local schools, including the Altrincham grammar schools.



ENTRANCE HALL

6' 0" x 25' 11" (1.83m x 7.90m)

The entrance hall is accessed from the front drive via a hardwood door with frosted glass panels; with frosted glass panels to either side and glazed panel above. The entrance hall offers high ceilings with a pendant light fitting; engineered wood flooring; a double panel radiator; a double glazed sash window to the rear aspect; a balustrade staircase leading to first-floor accommodation and wooden panelled doors allowing access to the sitting room, dining room and to lower-ground floor accommodation.



SITTING ROOM

16' 8" x 13' 7" (5.10m x 4.16m)

The bright and spacious family lounge is accessed via a wooden panelled door from the entrance hall and offers large uPVC double-glazed bay windows to the front aspect. The sitting room is fitted with engineered wood flooring; three double panel radiators; recessed spotlighting; a central gas fire with marble surround; and television and telephone points.



DINING ROOM

13' 1" x 13' 6" (4.01m x 4.14m)

The dining room is accessed from the entrance hall via a wooden panelled door, this room offers a uPVC double glazed window to the rear aspect. The dining room comprises engineered wood flooring; two pendant light fittings and recessed spotlighting; built-in storage cupboards; an open fire with decorative surround and a double panel radiator.



LOWER-GROUND FLOOR LANDING

A staircase from the entrance hall leads to the lower-ground floor landing which provides access to the kitchen-diner, utility room, WC and an external door to the rear garden.

The utility room offers tiled flooring with underfloor heating; recessed spotlighting; a range of storage units with a recessed sink and space and plumbing for washing machine and tumble dryer.

The WC offers a frosted glass double glazed window to the rear aspect; tiled flooring; recessed spotlighting; a low-level WC and a wall mounted hand wash basin with backlit mirror over.

KITCHEN/DINER

13' 2" x 20' 2" (4.03m x 6.16m)

The kitchen-diner is located on the lower-ground floor, with a double glazed bay window to the front aspect.

This room offers tiled flooring, with underfloor heating; two pendant light fittings and recessed spotlighting; a range of matching base and eye level storage units; with recessed sink; and space for American style fridge-freezer and range oven and hob; integral microwave and dishwasher; and a stainless steel extractor hood.

This room is open to the family room and offers a wooden door with glazed panels leading the the lower-ground floor landing, with utility room and WC beyond.

FAMILY ROOM

13' 6" x 13' 1" (4.14m x 4.01m)

The family room is open to the kitchen-diner and allows access to the rear garden via double glazed bi-folding doors. This room benefits from tiled flooring with underfloor heating; recessed spot lighting; and television and telephone points.



MASTER BEDROOM

13' 9" x 18' 8" (4.20m x 5.07m)

The master bedroom is located off the first-floor landing, with large uPVC double glazed bay windows to the front aspect. This room is fitted with carpeted flooring; three double panel radiators; and recessed spot lighting. The master bedroom offers wall-to-wall fitted wardrobes with the central double doors allowing access to the en suite bathroom.



ENSUITE BATHROOM

5' 7" x 10' 9" (1.72m x 3.30m)

Accessed via the master bedroom is a luxurious modern bathroom with a freestanding slipper bath; walk-in shower with a thermostatic shower system and glazed screen; a low-level WC; and wall-mounted hand wash basin with storage under and backlit mirror over. The bathroom offers tiled flooring and fully tiled walls; a frosted glass uPVC double-glazed window to the front aspect; backlit recessed storage shelves; recessed speakers; recessed spotlighting and a pendant light fitting; and a wall-mounted heated towel rail.



BEDROOM TWO

13' 7" x 13' 9" (4.16m x 4.20m)

The second double bedroom is also located off the first-floor landing with large uPVC double glazed window to the rear aspect; carpeted flooring; recessed spotlights and a double panel radiator. Via a wooden panelled door from this room, one can access the ensuite bathroom.



ENSUITE BATHROOM TWO

8' 7" x 4' 11" (2.64m x 1.51m)

Located off the second bedroom, the en suite bathroom offers a frosted glass uPVC double glazed window to the side aspect with fitted roller blind; tiled flooring and part-tiled walls; a wall mounted hand wash basin within vanity unit with storage under; a wall mounted backlit mirror; low-level WC; wall mounted heated towel rail; recessed bath tub with shower over; shaving socket; recessed spot lighting and an extractor fan.



BEDROOM THREE

13' 9" x 13' 6" (4.20m x 4.13m)

The third double bedroom is located off the second-floor landing with period sash window to the side aspect and vaulted ceiling with two double-glazed Velux skylights, with fitted blinds. This room is fitted with carpeted flooring; a period cast iron fireplace; recessed spot lighting and a double-panel radiator.



BEDROOM FOUR

13' 7" x 12' 4" (4.16m x 3.78m)

The fourth bedroom is also located off the second floor landing with a period sash window to the side aspect, with a fitted blind. This room is fitted with carpeted flooring; a period cast iron fireplace; recessed spot lighting; a double panel radiator and allows access to the eave storage area and loft.



BATHROOM

5' 8" x 10' 3" (1.73m x 3.13m)

Located off the second floor landing the bathroom comprises tiled floor and fully tiled walls; a double glazed Velux skylight; a wall mounted heated towel rail; a wall mounted hand wash basin; a low-level WC; a panelled bath with glazed screen and shower over; extractor fan and recessed spot lighting.



EXTERNAL

To the front of the property, one will find a large drive allowing parking for three vehicles off-road, with an electric vehicle charging point. The front garden offers a path leading to stone steps up to the main entrance porch, with a lawned garden on either side. The front garden is enclosed to the front aspect by a low-level stone wall and mature hedge; to the side aspect there is a timber boundary fence.

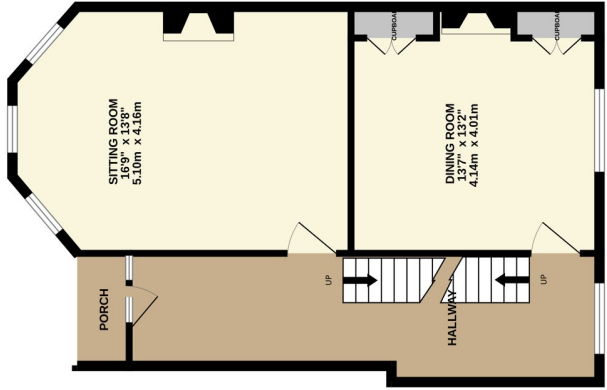
The rear garden is accessed via a uPVC door from the lower-ground floor landing; via bi-folding doors from the family room, or through a timber gate leading from the front drive. The garden benefits from a paved patio area adjacent to the house for summer dining, from this area three paved steps lead into the lawned garden. The garden is enclosed on three sides by timber panelled fencing and the borders are stocked with mature shrubs and small trees, with mature hedge providing plenty of privacy to the boundaries.



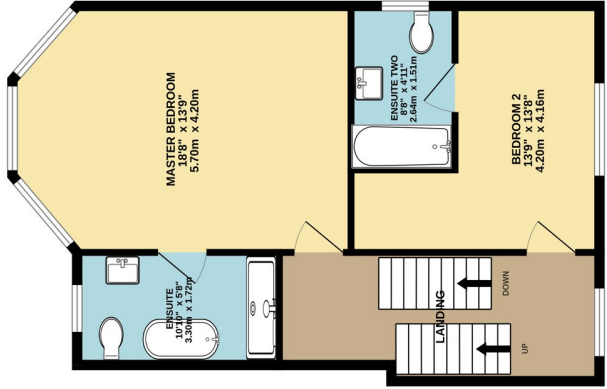
LOWER GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



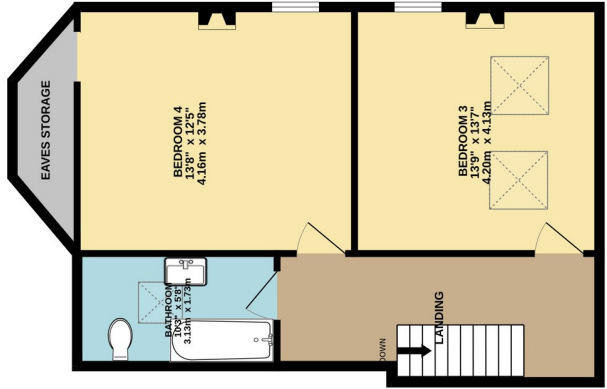
GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2581 sq.ft. (239.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	80 C
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was this property built? The current owner believes the house was built in around 1890.

2. Is this property sold freehold or leasehold? The property is sold freehold, the owners are not aware of any service charges or ground rent.

3. What is the broadband speed like in this location? This location has access to ultra-fast fibre optic broadband.

4. Have any new windows or doors been installed at the property? Yes, the uPVC double glazed windows and doors were installed in the last 10 years and the owners have a FENSA warranty for these.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements