



The Downs, Altrincham, WA14
Asking Price of £1,275,000



Property Features

- Four Double Bedroom Mid-Terraced House
- En Suites to Three Bedrooms
- Family Bathroom and Downstairs WC
- Large Garden
- Catchment of Outstanding Schools
- Five Minutes Walk to Metrolink and Town Centre Amenities
- Residents Permit Parking
- High Ceilings and Period Features
- Bespoke Fitted Storage Units Throughout
- Fully Modernised Throughout



Full Description

An impressive four double bedroom Victorian terraced property, which has been fully modernised, while retaining its period charm. This property offers four bathrooms, three of which are en suite; a downstairs WC; four reception rooms and the house is fitted with Martin Moore fitted cabinetry throughout.

To the rear of the property is a generous private garden, ideal for a young family. The property is located on The Downs, which is a sought-after location just five minutes walk to Altrincham's amenities and the Metrolink Station. A short walk into Bowdon will allow you easy access to the Devisable and Denzell Garden, which are beautiful green spaces for walking the dog or having a picnic.



ENTRANCE HALL

25' 5" x 4' 0" (7.76m x 1.22m)

The entrance hall is an impressive space with high ceilings, original hard wood front door with semi-circular fanlight over; marble tiled flooring; coving; wooden panelling to the walls; two pendant light fittings; period style cast iron radiator; wooden panelled doors leading to the lounge, living room, kitchen-diner and balustrade staircase with stair runner carpet.



SITTING ROOM

13' 1" x 12' 11" (4.00m x 3.96m)

Located off the entrance hall the sitting room offers a sash window to the front aspect, fitted with roman blind over and a window seat under. The sitting room also offers two wall-mounted light fittings; polished floorboards; a cast iron fireplace with decorative marble surround; period cast iron style radiator; fitted storage draws in alcoves; television and telephone point.



LIVING ROOM

15' 7" x 11' 6" (4.76m x 3.52m)

The living room is accessed from the entrance hall and allows access to the kitchen-diner beyond. offers a pendant light fitting and two wall-mounted light fittings; polished wood floorboards; a period cast iron style radiator; a cast iron fireplace with decorative marble surround; a television and telephone point and fitted storage units in the alcoves.



DINING ROOM

21' 8" x 9' 8" (6.61m x 2.97m)

The dining room is a bright and spacious room, flooded with natural light via the array of skylights spanning the length of the room, with additional light from the kitchen and the rear door with glazed panels. The dining room is fitted with tiled flooring; three pendant light fittings and two wall-mounted light fittings; a period cast iron style radiator; exposed brick walls which are painted; and a barn-style rear hardwood door with double glazed inserts and a semi-circular fan light over. This room is open to the kitchen and breakfast room.



KITCHEN-BREAKFAST ROOM

23' 7" x 6' 5" (7.20m x 1.96m)

The kitchen-breakfast room is located off the entrance hall and allows access to the downstairs WC and dining room. The kitchen is fitted with a beautiful bespoke fitted kitchen designed and fitted by Martin Moore; the kitchen is fitted with a range of integrated appliances including stainless steel recessed sink; an integrated dishwasher; five ring gas hob with integrated extractor fan over; integrated double oven and fridge-freezer. The kitchen offers a double-glazed wooden framed window to the rear aspect; recessed spot lighting; a pendant light over the breakfast area and a panelled radiator.



DOWNSTAIRS WC

4' 7" x 2' 1" (1.42m x 0.65m)

The downstairs WC offers tiled flooring; recessed spot lighting; a wall-mounted storage cupboard; a low-level WC; a pedestal hand wash basin, with marble splash back; wall chrome heated towel rail; and wooden panelling to the walls.



MASTER BEDROOM

13' 0" x 11' 5" (3.98m x 3.50m)

The master bedroom is located off the first-floor landing with a sash window to the front aspect with a fitted roman blind; a period cast iron style radiator; carpeted flooring; this room is fitted with four wall-mounted light fittings and several multi-directional spotlights; freestanding bathtub; bespoke fitted wardrobes to the alcoves and a central fire place with wooden surround. From the master bedroom a wooden panelled door leads into the en suite shower room.



EN SUITE ONE

8' 9" x 3' 11" (2.68m x 1.21m)

The en suite shower room is located off the master bedroom with a sash window to the front aspect; wood effect laminate flooring; two wall-mounted light fittings; a pedestal hand wash basin, with marble splash back; a low-level WC; bidet; wall-mounted wooden storage cabinet; wall mounted period cast iron style radiator; wooden panelling to the walls and a shower cubicle with glazed sliding door and chrome thermostatic shower system.



BEDROOM TWO

15' 7" x 9' 10" (4.75m x 3.02m)

The second double bedroom is located off the first-floor landing, adjacent to the master bedroom. This room offers a large sash window to the rear aspect, fitted with roman blind; carpeted flooring; two wall-mounted light fittings and ceiling-mounted multi-directional light fittings; a period style cast iron radiator; a central fireplace with wooden surround and bespoke fitted wardrobes to the alcoves. From this bedroom, one can access the second en suite shower room.



EN SUITE TWO

5' 5" x 5' 8" (1.67m x 1.74m)

The second en suite shower room is located off bedroom two. This room is fitted with laminate wood effect flooring; a period cast iron style radiator; wall mounted light fitting; a wall-mounted storage cupboard; a pedestal hand wash basin with marble splash back; a low-level WC and shower cubicle with chrome thermostatic shower system.



BEDROOM THREE

15' 11" x 6' 5" (4.87m x 1.96m)

The third double bedroom offers a window to the rear aspect, fitted with a plantation shutter and a window to the side aspect, fitted with a roman blind. This bedroom also benefits from a period cast iron style radiator; carpeted flooring; a pendant light fitting; and bespoke fitted wardrobes.



BATHROOM

6' 8" x 7' 8" (2.04m x 2.36m)

The family bathroom is located off the first-floor landing, adjacent to bedroom three. This room comprises of a window to the side aspect, fitted with a roman blind; wood effect laminate flooring; wall-mounted light fittings; a period cast iron style radiator; a wall-mounted storage cupboard and walk-in storage cupboard; a low-level WC; freestanding roll top bathtub; pedestal handwash basin with marble splash back and wooden panelling to the walls.



LOFT ROOM

10' 4" x 13' 5" (3.16m x 4.09m)

The loft room is utilised as a fifth bedroom with en suite shower room. This room offers carpeted flooring; a window to the rear aspect, fitted with plantation shutters; a Velux skylight to the front aspect; a period cast iron style radiator; wall-to-wall fitted storage cupboard; two wall-mounted light fittings; a ceiling-mounted strip of multi-direction spotlights and a television point.



SHOWER ROOM THREE

7' 7" x 1' 11" (2.33m x 0.60m)

The third en suite shower room is located off the loft room. This room comprises laminate wood effect flooring; wall mounted light fitting; chrome heated towel rail; a low-level WC; pedestal hand wash basin with marble splash back; and shower cubicle, with chrome thermostatic shower system.



BEDROOM FOUR

12' 10" x 11' 6" (3.92m x 3.51m)

The fourth bedroom is located on the lower ground floor; with a double-glazed window to the front aspect; solid wood engineered flooring; a range of bespoke fitted storage cupboards; recessed spotlighting; a television point and a period cast iron style radiator.



UTILITY ROOM

4' 0" x 8' 2" (1.22m x 2.51m)

Located on the lower ground floor adjacent to the fourth bedroom is the utility room. This room is fitted with solid wood engineered flooring; recessed spotlighting; an extractor fan; marble effect worktops with space and plumbing for a washing machine; tumble dryer and fridge/freezer.



EXTERNAL

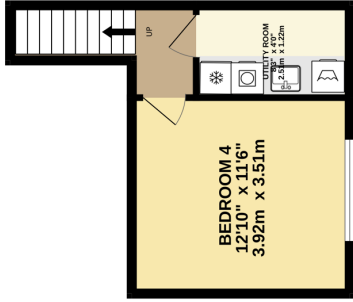
To the front of the property, there is a good-sized front garden which is accessed via a series of stone steps; leading to a paved garden, which is enclosed to the front and side aspect by period wrought iron railing and gate.



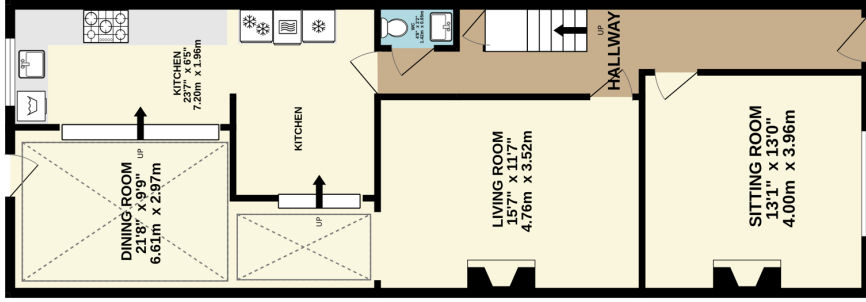
To the rear of the property one can reach the rear patio area via the barn-style door leading from the dining room or via the communal access path to the rear of the house. This is a paved seating area, which leads through a wrought iron gate into the main garden beyond. The garden is enclosed on three sides by timber paneled fencing; with a paved seating area adjacent to the house. The garden is largely laid to lawn with raised planters on either side stocked with mature shrubs and plants. To the far end of the garden, one will find an additional paved seating area accessed via a gravelled path. This is a wonderful space for summer dining and entertaining guests.



BASEMENT
242 sq.ft. (22.4 sq.m.) approx.



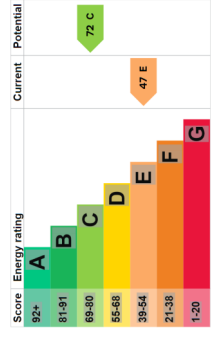
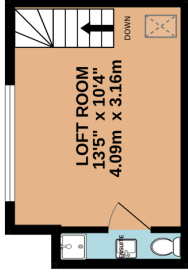
GROUND FLOOR
844 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA : 2169sq.ft. (201.5 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 here have not been tested and no guarantee as to their operability/efficiency can be given.

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COMMON QUESTIONS

1. Is this property located in a conservation area or listed? Yes, the property is located in a conservation area and is grade II listed.

2. What are the parking arrangements for this property? The property benefits from on-street residents' permit parking.

3. Is this property sold freehold or leasehold? The property is sold freehold.

4. Has the current owner carried out any major work on this property? Yes, the current owner had the whole property taken back to brick when purchased. The house has been fully re-wired and re-plumbed. The central heating radiators and boiler were newly installed and the kitchen was extended to the side with double-glazed skylights across the side return. The windows have been replaced with replica wooden sash windows; the property has a new roof; the roof has been insulated and lined; the doors have been replaced with identical period wooden panelled doors; all the fireplaces were fitted with period style cast iron fireplaces and the house was fitted with all new bespoke hand made Martin Moore cabinetry in all rooms.

5. How much is the council tax for this property? The property is located in Trafford Council and is a band G, which is currently £3,127.92 per annum. Some discounts are available.

6. How large is the property internally? Based on our measurements, the property is 2,169 square feet, or 201.5 square meters.

7. Do you have a virtual tour of this property? Yes, please copy the below link into your browser and you will find a 360 virtual tour: <https://storage.net-fs.com/hosting/7785910/3/>