



Stockport Road, Altrincham, WA15

Asking Price of £750,000



# Property Features

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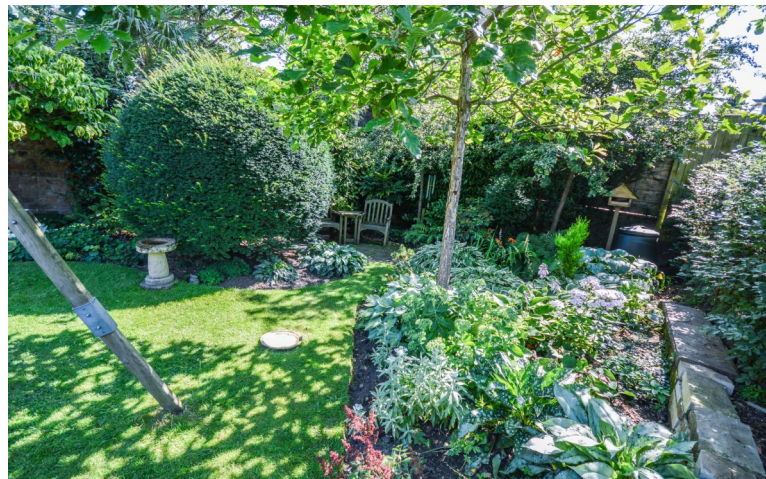
- Period Semi-detached House in Prime Location
- Car Port for Off-Road Parking
- South Facing Rear Garden
- Large Basement with Scope for Conversion
- Catchment of Outstanding Schools
- Partially Double Glazed
- Walking Distance from Timperley Village
- Easy Access for Motorway and Metrolink
- Three Large Double Bedrooms
- More Than 1850 sqft of Internal Space



# Full Description

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This stunning Victorian semi-detached house, located in the heart of Timperley, exudes charm and character with its high ceilings and preserved Victorian features. The property boasts three spacious double bedrooms and is set on a large plot, offering a generous private rear garden. There is significant potential for expansion with options for a full cellar conversion or loft conversion, making it an ideal choice for those seeking both a beautiful home and future development opportunities.



## ENTRANCE HALL

**22' 3" x 5' 6" (6.8m x 1.7m)**

The property is accessed from the front garden. Stone steps lead into a welcoming wood-framed majority-glazed vestibule. From there, a sizeable hardwood panelled door with stained glass insert takes you into the grand entrance hall. The entrance hall features an original sash window to the side aspect, wood-effect luxury vinyl tiles, a cast iron radiator, and two wall-mounted up-lighters. From the entrance hall via wood-panelled doors, one can access the lounge, dining room, and staircase to the cellar and the first-floor accommodation via a balustrade staircase.

## LOUNGE

**17' 2" x 13' 11" (5.25m x 4.25m)**

The lounge is accessed from the entrance hall. This impressive space benefits from high ceilings and a large original bay-fronted sash window to the front aspect that floods the room with natural light. The room features an open fireplace, a built-in bookcase with a storage cupboard underneath, a pendant light fitting, carpeted flooring, a single-panel radiator, and a television and telephone points.

## DINING ROOM

**16' 0" x 15' 8" (4.90m x 4.80m)**

The dining room is also accessed from the entrance hall. It again benefits from high ceilings and a large double-glazed bay-fronted sash window to the rear aspect, fitted with vertical blinds. The dining room features a multi-fuel stove with a slate hearth and stone lintel, a built-in bookcase, an original built-in storage cupboard, a pendant light fitting, and two additional wall-mounted up-lighters. It also has carpeted flooring, a single-panel radiator, and a television point.



## KITCHEN

**13' 1" x 8' 9" (4m x 2.68m)**

The kitchen is accessed from the dining room via a wooden panelled door and benefits from a rear-aspect double-glazed sash window and a hardwood panelled with double glazed insert, offering stunning views and access to the private rear garden. The kitchen is fitted with a range of matching base and eye-level storage units, marble worktops, an integrated oven, a five-ring gas hob with stainless steel extractor fan over, an integrated dishwasher, and a freestanding fridge-freezer, and a recessed stainless steel sink, with chrome mixer tap over. Additionally, one will find tiled flooring, a single-panel radiator and recessed spotlights.



## MASTER BEDROOM

**13' 10" x 13' 10" (4.23m x 4.22m)**

The generously sized master bedroom is accessed off the first-floor landing and benefits from two front-aspect double-glazed sash windows fitted with vertical blinds, fitted wardrobes, and an original Victorian cast-iron fireplace. The room features carpeted flooring, a pendant light fitting, and a single-panelled radiator.



## BEDROOM TWO

**13' 2" x 10' 9" (4.03m x 3.30m)**

The second spacious double bedroom, accessible from the first-floor landing, benefits from a double-glazed sash window to the rear aspect, fitted with vertical blinds, and offers stunning views of the rear garden. This room features wood-effect vinyl flooring, a single-panel radiator, and a pendant light fitting. There is ample room for a double bed, a chest of drawers, a wardrobe, and a desk.



### **BEDROOM THREE**

**12' 11" x 10' 11" (3.95m x 3.33m)**

The third bedroom is also a double bedroom and is located off the first-floor landing. It benefits from a double-glazed sash window to the rear aspect, fitted with a vertical blind. This room features carpeted flooring, a pendant light fitting, and a single-panel radiator.



### **BATHROOM**

**8' 6" x 5' 10" (2.6m x 1.78m)**

The family bathroom is accessed off the first-floor landing and features a side-aspect double-glazed frosted glass sash window, fully tiled walls, tiled flooring, a low-level WC, a wall-mounted hand wash basin with storage under, a panelled bath with a glazed screen and chrome thermostatic shower system over, a heated towel rail, and recessed spotlighting.



### **BASEMENT**

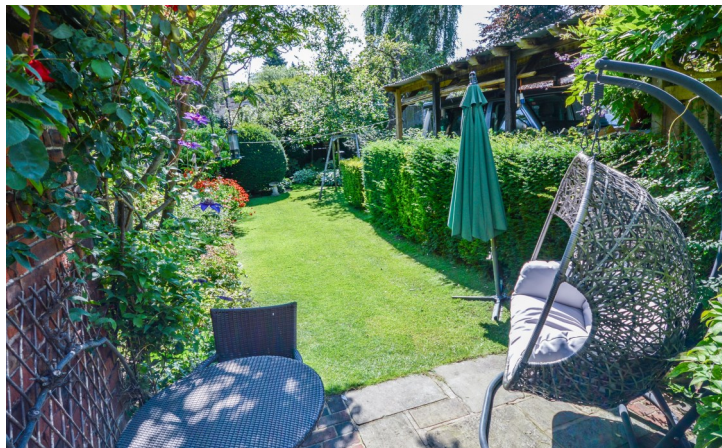
Accessed via a carpeted staircase from the entrance hall, the basement features four chambers and an additional WC. One chamber serves as a utility room with a door to the rear garden, while two are used for storage and one as a wood store. The basement has concrete flooring and lighting in each chamber, with potential for further development into extra living space.



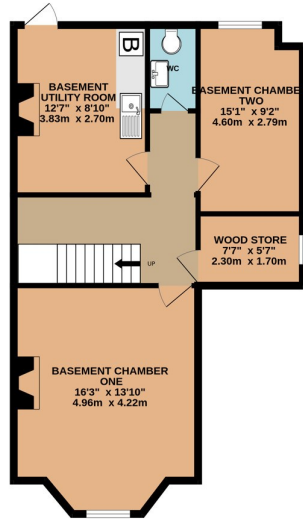
## EXTERNAL

To the front of the property, a shared access driveway leads to the rear private garden and carport via timber double gates. Additionally, a mainly laid-to-lawn front garden enclosed by a stone wall to the front and hedging to the side features mature trees, shrubs, and plants. From the front garden, stone steps lead to the vestibule and the property entrance.

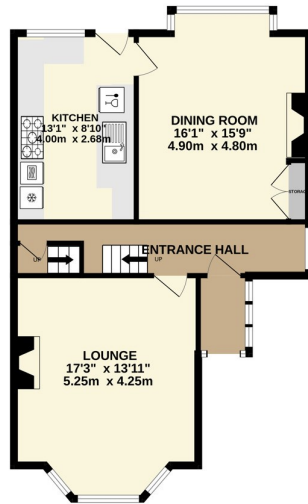
To the rear of the property, one will find a tranquil rear garden which offers a paved patio area adjacent to the house, access to a large timber framed carport. From the patio area a stone step leads into the main garden, which is largely laid to lawn with wide borders stocked with mature shrubs and small trees. The garden is enclosed to one side by a brick wall and to the other by a low-level stone wall, flanked by a mature hedge. To the far end of the garden is a further small paved seating area and small pond.



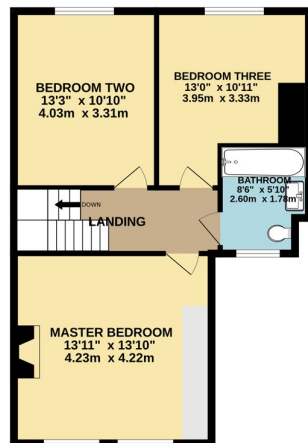
BASEMENT  
639 sq.ft. (59.4 sq.m.) approx.



GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.1 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.

# COMMON QUESTIONS

- 1. When was this property constructed?** The property was built in 1899.
- 2. Is this property so sold freehold or leasehold?** The current owners have advised the property is owned and sold freehold.
- 3. When did the current owners purchase this house?** The current owners have lived in this property since 1987.
- 4. How much is the council tax for this property?** The property is located in Trafford Council and is a council tax band E, which is currently £2,408.84 per annum. Some discounts are available, depending on your circumstances.
- 5. Have the current owners made any structural alterations to this property?** No, the current owners have not removed any walls or extended this property.
- 6. Has the property had any replacement windows?** Yes, the owners have FENSA certificates for the windows they have replaced. Those replaced are the windows in the dining room, kitchen, the three bedrooms on the first floor and the bathroom.
- 7. What are the parking arrangements at this property?** The property has a shared driveway which allows access to a carport and parking space to the rear of the house. The front garden could also be converted to a drive if additional parking is needed.
- 8. How much are the current utility costs for this property?** The current owners have advised they pay around £80 pcm for water and waste and around £140 pcm for gas and electricity.
- 9. What are the current owners' favourite aspects of this property?** The owners have loved living at this property, they most enjoyed the generous size of the rooms and high ceilings throughout this property; the convenience of this location for access to schools, amenities and transport links; and the lovely private rear garden. In addition, the property offers huge potential for further expansion into the basement and loft.
- 10. Why are the current owners selling this property?** The owners are looking to re-locate closer to their family.
- 11. Which items are included in the sale price for this property?** The owners have advised they are happy to include all the white goods at the property those which are freestanding are the fridge-freezer, washer and tumble dryer; plus the integrated oven, hob and dishwasher. They are also happy to include all the curtains, blinds and the light fittings in all rooms other than the chandelier in the front lounge and shade in the rear dining room.