

**Woodville Road, Altrincham, WA14**  
**Asking Price of £1,350,000**



# Property Features

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- Five Bedroom Detached House
- Five Minutes Walk to Metrolink Station
- Gated Off-Road Parking for Five Vehicles and Carport
- Electric Car Charging Point
- Two En Suites, One Bathroom and WC
- Secluded Location in the Heart of Altrincham
- Modernised Throughout
- Home Office in Grounds
- Within Ten Minutes Walk of Altrincham Grammar Schools
- Double Glazed Throughout



## Full Description

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This stunning, detached five-bedroom property is truly one of a kind, situated on a large, secluded plot just a short walk from Altrincham town centre. It perfectly blends spacious living, privacy, and style, making it ideal for families and those who love to entertain.

The centrepiece of the home is the expansive open-plan kitchen and family room, which creates a warm and inviting space for gatherings and daily living. Adjacent to this area is a generous living room, perfect for relaxing or hosting guests.

The property features a luxurious master suite that includes a walk-in wardrobe and an en-suite bathroom, offering a private and serene retreat. Bedroom two also has its own en-suite, while the remaining three bedrooms are generously sized and share access to a well-appointed family bathroom.

Surrounded by mature landscaping, this property enjoys a high level of privacy and a peaceful ambiance, with lush surroundings enhancing its secluded charm. With an ideal location close to Altrincham's amenities and transport links, this home offers a rare combination of convenience, space, and tranquility.



## FAMILY ROOM

48' 1" x 18' 1" (14.68m x 5.53m)

The centrepiece of this remarkable home is the stunning open-plan kitchen and family room. A vast, beautifully designed space that seamlessly blends style and functionality. The room is filled with natural light from a large, wood-framed double-glazed window on the side, two rear-facing uPVC double-glazed windows, and oversized sliding doors that open directly onto the patio. Four Velux skylights add additional brightness from above, creating a warm, inviting atmosphere throughout the day.

Architectural features such as vaulted ceilings with exposed beams add a touch of rustic charm, while recessed spotlights provide soft, ambient lighting for the evenings. Luxury wood-effect tiled flooring combines the look of natural wood with durability and easy maintenance, giving the room a sophisticated yet practical foundation.

The kitchen itself, positioned at the rear of the space, is both elegant and highly functional. It boasts a range of base and eye-level storage units, topped with marble work surfaces for a touch of luxury. A central island adds ample workspace and seating, making it ideal for family meals or casual gatherings. The kitchen is complete with an integrated dishwasher, space for a large fridge-freezer, and a dedicated area for a range-style oven, catering to all culinary needs.

This open-plan kitchen and family room truly serves as the heart of the home, offering a versatile and stylish setting for cooking, dining, and entertaining alike.

Accessed from the kitchen one will find a utility room, with space and plumbing for a washer and dryer, the combi boiler and ample storage space with an array of wall mounted shelving, from this room a door leads to the side exterior, where one can access two discreet and practical external storage sheds. Also accessed from the kitchen area is a larder, the larder allows for ample food storage space with wall mounted shelving on three walls.



## LIVING ROOM

18' 1" x 13' 9" (5.53m x 4.21m)

The cozy living room, accessed directly from the entrance hall, is a charming retreat with a warm and inviting atmosphere. A striking exposed brick feature wall serves as the room's focal point, housing a built-in multifuel stove set on a stone hearth, perfect for creating a welcoming ambiance. Flanking the stove, custom-built bookcases offer both character and practical storage, adding to the room's intimate feel.



Natural light pours in through two rear-facing uPVC double-glazed windows, highlighting the soft carpeted flooring and the rustic charm of the exposed ceiling beams. The room is equipped with two pendant light fittings, a double-panel radiator for added warmth, and convenient television points, making it an ideal space for relaxing with family or unwinding after a long day.

## DOWNSTAIRS WC

3' 8" x 5' 7" (1.12m x 1.72m)

A convenient downstairs WC located off the entrance hall. This room offers wood effect tiled flooring; part tiled walls; recessed spot lighting; a double panel radiator; a low-level WC; and a wall mounted hand wash basin.



## MASTER BEDROOM

15' 5" x 12' 4" (4.72m x 3.76m)

The master bedroom is accessed at the far end of the entrance hall at the opposite end of the house to the family room. This is a generous bedroom which allows access to a walk-in wardrobe and en suite shower room beyond. This bedroom is fitted with carpeted flooring; a pendant light fitting; a television point; two timber framed double glazed windows to side aspect with fitted horizontal blinds; and two double panel radiators.



The dressing room which is accessed from the master bedroom is also fitted with carpeted flooring; a pendant light fitting; a timber framed double glazed window with fitted horizontal blinds to the side aspect; a double panel radiator and a range of fitted wardrobes on three walls.



### **EN SUITE SHOWER ROOM**

**9' 2" x 7' 6" (2.80m x 2.30m)**

The en suite shower room offers a large walk-in shower with chrome thermostatic shower system over; a low-level WC; a wall mounted hand wash basin; two double glazed timber framed windows with horizontal blinds to the side aspect; a chrome wall mounted heated towel rail; recessed spot lighting; wood effect tiled flooring; an extractor fan and part tiled walls.



### **BEDROOM TWO**

**12' 5" x 11' 0" (3.81m x 3.36m)**

The second double bedroom is also located off the entrance hall, with a double glazed window with fitted roman blind to the rear aspect, in addition to a large Velux skylight. This room offers carpeted flooring; a pendant light fitting; a double panel radiator; and a door leading to the en suite shower room.



### **EN SUITE SHOWER ROOM**

**7' 0" x 8' 11" (2.14m x 2.74m)**

Located off the second bedroom is an second en suite shower room. This room is fitted with a large walk-in shower with chrome thermostatic shower system over; a low-level WC; a wall mounted hand wash basin; a double glazed windows to the rear aspect, fitted with a roman blind; a chrome wall mounted heated towel rail; recessed spot lighting; wood effect tiled flooring; an extractor fan and part tiled walls.



### **BEDROOM THREE**

**13' 11" x 8' 4" (4.26m x 2.56m)**

The third bedroom is located off the entrance hall with two double glazed frosted glass windows to the side and one to the front allowing natural light from the hall, the windows are fitted with roman blinds. This room also offers; a pendant light fitting; a double panel radiator and wood effect tiled flooring.

### **BEDROOM FOUR**

**13' 10" x 10' 6" (4.22m x 3.22m)**

The fourth bedroom is located on the first floor with double glazed windows to the front and rear aspect, fitted with roman blinds. This room benefits from a vaulted ceiling with exposed beams; carpeted flooring; a double panel radiator and a pendant light fitting.



## **BEDROOM FIVE**

**9' 9" x 9' 6" (2.99m x 2.92m)**

The fifth bedroom is currently utilised as a home office, this space has been fitted with bespoke made solid wood wardrobes and storage cupboards; carpeted flooring; a double panel radiator; a timber framed double glazed porthole window to the front aspect; and a pendant light fitting.



## **BATHROOM**

**10' 3" x 7' 1" (3.14m x 2.18m)**

The main family bathroom is beautifully appointed with porcelain marble effect tiles on three walls and the floor; with a luxury bath with tiled side and LED downlighting; a wall mounted sink with storage draws under and wall mounted mirror fronted cabinet over; a wall mounted heated towel rail; low-level WC; double glazed timber framed window to the front aspect; and vaulted ceilings with exposed beams.



## **HOME OFFICE**

**17' 3" x 17' 1" (5.28m x 5.23m)**

The home office is a timber purpose built structure which was designed for this position, the home office offers LVT wood effect flooring; recessed spotlighting; an electric wall mounted radiator; a built in desk, seating area and pull down double bed.

This space is ideal for a child's playroom, home gym, home office or occasional guest bedroom.



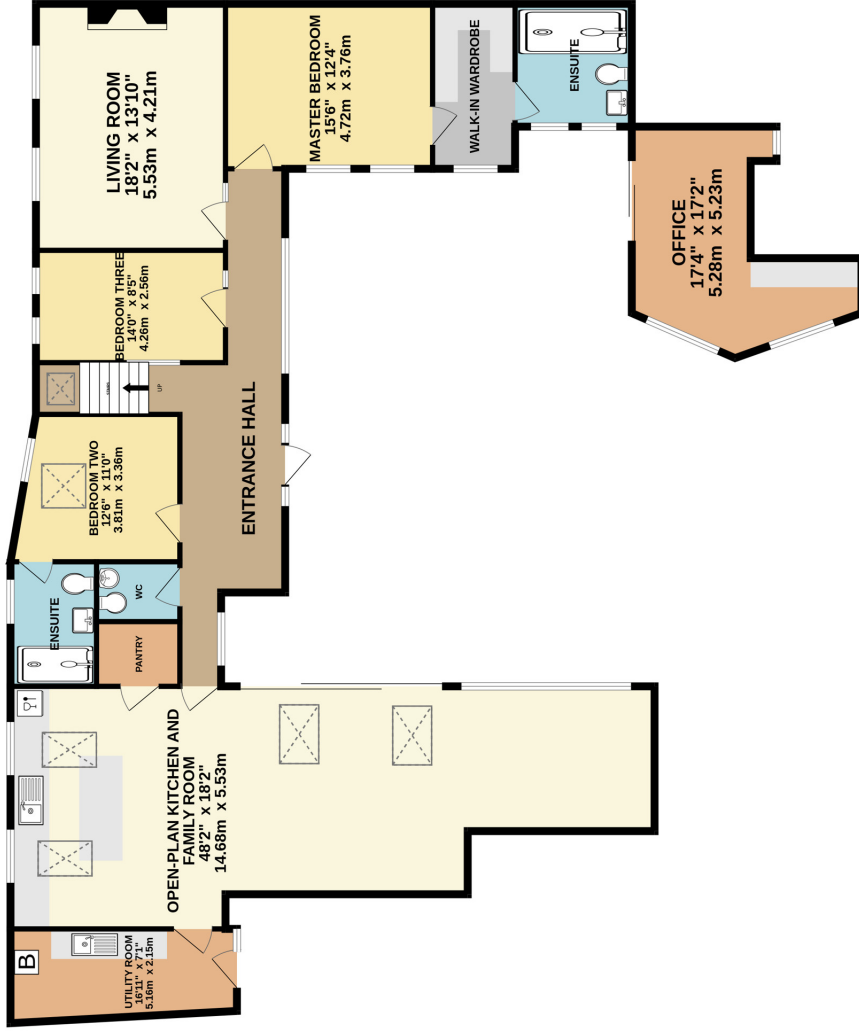
## EXTERNAL

The property is approached via wrought iron electric gates, leading to drive and car port, with ample off-road parking for five vehicles. The car port is a timber framed with a slate roof and fitted with a bin storage area, external security light and electric vehicle charging point and additional external electric sockets.

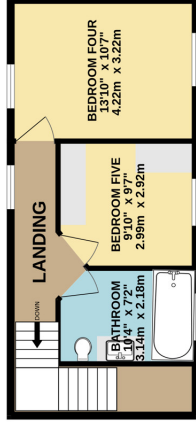
The garden is enclosed on three sides by the property which allows for a safe, private and sheltered spot for summer dining and for children to play. The garden is a low maintenance space with an artificial lawn; paved path to the front entrance door and a paved patio area.



GROUND FLOOR  
2257 sq.ft. (209.6 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2687 sq.ft. (249.6 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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# COMMON QUESTIONS

- 1. When was this property constructed?** We believe the property was built in around the late 1800's and the extension and conversion were carried out in around 2010.
- 2. Has the boiler been serviced recently?** The boiler is serviced annually, this was last carried out in October 2023.
- 3. Have the electrics been safety checked recently?** Yes the electrics were checked in December 2023.
- 4. Has any work been carried out to the roof in recent years?** Yes, the roof was replaced around 4 years ago.
- 5. How is the private road leading to the house maintained?** The owners have advised that there are four houses which share the cost of maintaining the private road. The upkeep to date has involved a contribution of around £250 per household every 2 years.
- 6. What are the running costs for this property?** The current owners have advised they pay around £300 pcm for combined gas and electricity; around £700 per annum for water (which is metered); and council tax is a band G, which in Trafford is currently £3,284.78 per annum. These costs will be a rough guide only and subject to usage and current energy rates.
- 7. Are the current owners looking to purchase a new home and connected the sale and purchase?** Yes, the current owner would ideally like to purchase a new home but may consider breaking the chain if necessary.
- 8. What is the internet speed like in this location?** The vendors have advised they have fibre broadband at 150mb.
- 9. Who lives in the neighbouring houses?** The vendors have advised adjacent homes are all owner occupied, by families and couples. There is a lovely sense of community here and the residents lookout for one another.