



14 Lyme Grove
Altrincham WA14 2AD



£1,100,000

16/18 Lloyd Street WA14 2DE
Tel: 0161 941 4111 Email: altrincham@thornleygroves.co.uk

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**THORNLEY
GROVES**



- Stunning Victorian Semi-Detached
- Accommodation Over 3220 Sq Ft
- 2 Generous Reception Rooms
- Luxury Fitted Dining Kitchen with Aga
- 5 Double Bedrooms & Dressing Room
- 4 Well Appointed Bathrooms
- Extensive Cellars with Gym
- South Westerly Facing Garden
- Highly Sought After Cul-de-Sac



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An exceptional extended Victorian semi-detached which comprises of extensive and versatile accommodation arranged over three well proportioned floors, extending to approximately 3,228 sq ft.

This splendid residence offers perfectly balanced accommodation with well presented bright and spacious grand reception rooms and an extended, well appointed integrated fitted kitchen with AGA that opens into a pleasant dining area with access and views to the rear. There are five excellent bedrooms and four luxuriously appointed bathrooms. Outside there is a well tended south westerly facing private garden with paved patio and raised decked seating area. The driveway also provides ample of road parking. Over the years, the house has been refurbished and extended to exacting standards to combine modern appointments with a wealth of original period features including sash windows, high corniced ceilings, attractive fireplaces, internal panelled doors and an impressive spindle balustrade staircase returning through the floors from the stunning hallway.



Call 0161 941 4111 to view





Located in a highly desirable and secluded cul-de-sac where you could be forgiven for forgetting just how centrally placed you are in the town centre, which offers an excellent range of shopping and recreational facilities including Marks & Spencer, House of Fraser, Debenhams, Waterstones, Tesco and Sainsbury's. Trafford benefits from highly regarded schools for children of all ages, both in the public and private sectors. For commuters, the motorway links providing nationwide access lie within a ten minute drive and Manchester International Airport is just a fifteen minute drive away. The Metrolink line can be accessed from the railway station in Altrincham town centre providing a quick service into Manchester city centre and beyond.



COVERED STORM PORCH

Brick archway and original tiled period floor. Original hardwood door with frosted glazed insert opens to:

ENTRANCE HALL

A magnificent L-shaped hallway with beautiful high ceilings and deep ceiling coving. Double radiator. Turning balustrade staircase to further floors. Stripped and polished wooden floorboards which continue throughout the majority of the ground floor accommodation. As expected with a substantial Victorian semi-detached, the original stripped wooden panelled internal doors are a striking feature throughout the property.

CLOAKROOM

Wall mounted cloaks hooks. Door to:

DOWNSTAIRS WC

A luxuriously appointed WC with glazed sash window to the side elevation. Villeroy & Boch white suite comprising vanity WC. Vanity wash

basin with chrome mixer tap and storage space beneath. Heated towel rail. Fully tiled with limestone effect tiles. Recessed toiletry shelf with light. Ceramic tiled floor. Numerous halogen downlighters.

LIVING ROOM

A stunning reception room, flooded with natural light due to a glazed sash bay window to the front elevation. Original marble fireplace with open grate working fire and brass hearth. Picture rail. Deep ceiling coving. Central ceiling rose. Two radiators.

DINING ROOM & SITTING AREA

A fabulous, extended dining room with sitting area, again boasting high ceilings with picture rail, deep ceiling coving and central ceiling rose. Stripped and polished wooden floorboards. Ample space for a dining table and twelve chairs. Double radiator. The sitting area has a pitched double glazed roof with further double glazed windows and access to the rear garden and paved patio area. TV point. Stripped and polished wooden floorboards.



INNER HALLWAY

Double glazed door to the rear garden. Pedestrian access to the cellar. Square arch to:

KITCHEN

A stunning and well appointed kitchen, recently refitted with a comprehensive range of illuminated solid oak wall and base units. Contrasting black granite work surfaces. Ceramic Belfast sink. Recess and space housing an Aga. Integrated plate rack. Integrated dishwasher, fridge and Bosch microwave. De Dietrich induction hotplate. Integrated soft close drawers. Neutral splash back tiles. Numerous halogen downlighters. The kitchen opens into a fabulous DINING AREA with solid oak base and granite table top with integrated wine rack. This area benefits from natural light due to a double glazed window to the front and large double glazed picture window with double doors to the raised decked seating area and garden. Marble oversized floor tiles throughout. Provision for a wall mounted TV. Double radiator.

FIRST FLOOR LANDING

A generous split level landing with stairs to the second floor. Double radiator. Deep ceiling coving. Telephone point.

MASTER BEDROOM SUITE

A fabulous double bedroom with glazed sash bay window to the front elevation with bespoke fitted plantation blinds. The room has contemporary style fitted wardrobes. Picture rail. Deep ceiling coving. Radiator. Telephone point.

EN-SUITE WET ROOM

A luxurious, well appointed wet room with Villeroy & Boch white suite comprising vanity WC. Wall mounted wash basin with chrome mixer tap and vanity mirror above. Walk-in glazed shower with rain shower head above. Chrome heated towel rail. Fully tiled with oversized limestone effect tiles. Contrasting ceramic tiled floor. Frosted glazed sash window to the side elevation.

BEDROOM TWO

Another superb double bedroom benefiting from two glazed sash windows to the rear elevation that provide superb views over Altrincham and towards the Pennines. Double radiator. The room is currently utilised as a home office with bespoke fitted office furniture comprising twin desks. Booksheving with storage space beneath. Provision for a wall mounted TV. Stripped and polished wooden floorboards. Multi media points and telephone points. Picture rail. Deep ceiling coving.

BEDROOM THREE

Another well presented double bedroom with a glazed sash window to the front elevation. Radiator. Ceiling coving.

WET ROOM

Glazed shower screen with rain shower head above and additional rinsing shower head. Wall mounted wash basin with contemporary style chrome mixer tap and toiletry storage space beneath. Chrome heated towel rail. Frosted glazed window to the side elevation. Fully tiled walls and ceramic floor tiles. Numerous spotlights.

SEPARATE WC

White low level WC. Wash basin with chrome mixer tap and toiletry storage space beneath. Radiator. Frosted glazed sash window to the rear elevation.

SECOND FLOOR LANDING

Another generous landing area benefiting from double glazed Velux skylights to the rear.

BEDROOM FOUR

A spacious double bedroom, currently utilised as a spacious dressing room, with a glazed window to the rear elevation with storage space beneath. Fitted wardrobes, integrated vanity unit with drawers, recessed vanity mirror with additional drawers to either side and compartments above. Provision for a wall mounted TV. Radiator.

BEDROOM FIVE

Another magnificent double bedroom with three Velux skylights with bespoke fitted blinds. Radiator.

EN-SUITE SHOWER ROOM

White Villeroy & Boch suite comprising WC. Wall mounted wash basin with chrome mixer tap and vanity mirror above. Walk-in glazed shower cubicle. Fully tiled walls and ceramic tiled floor. Heated towel rail. Frosted glazed sash window to the side elevation.

WET ROOM

Well appointed and fitted with a Duravit white suite comprising vanity WC, oversized contemporary style wash basin with chrome mixer tap. Recessed toiletry shelf with vanity mirror and storage beneath the sink. Glazed shower screen with rain shower head above. Chrome heated towel rail. Oversized limestone effect tiles with matching ceramic floor tiles and underfloor heating. Sunken spotlights. Frosted glazed sash window to the side elevation.

DRESSING AREA

Bespoke fitted wardrobes. Double glazed Velux skylight with bespoke fitted blind. Radiator.

CELLAR

Currently utilised as handy storage space and is ripe for full conversion if required. There is one large chamber that is utilised as a home gym with glazed window to the front elevation. Wall mounted electric storage heater. Meter cupboards. Carpeted throughout. The second chamber is utilised as a utility/drying room with glazed windows to the rear. Vaillant combi boiler. There is a wine store with brick storage and recessed space for wine/bottle racks. A gardener's storage room gives access to the side elevation and currently has a workbench. The Utility Room has space and plumbing for a washing machine. External vent for a tumble dryer. Ample space for additional white goods. Glazed window to the rear elevation. Cupboard housing the hot water Hydroflow system. A gardener's WC features a white WC. From the cellar a door provides access to steps that extend to the rear garden.

GENERAL DESCRIPTION OUTSIDE

The property occupies a generous plot and a brick block driveway provides off road parking for several vehicles and is accessed via twin gate posts where there is provision to erect electric gates if required. The front is enclosed by a brick boundary wall with raised borders stocked with a plethora of mature shrubs and flowers. A gate leads to the south westerly rear garden which is well tended and beautifully maintained. There is a generous lawn with borders stocked with mature shrubs and bushes. A York stone paved patio provides ample space for a garden table and chairs and a raised decked seating area is ideal for outside entertaining. The rear garden is fully enclosed by slat fencing, screened by well established trees and due to not being directly overlooked, boasts a fantastic degree of privacy.

TENURE & COUNCIL TAX

This property is freehold with a chief rent of £5.00 pa and is in the Trafford Borough, Council tax - Band G (£2,239.01 pa).





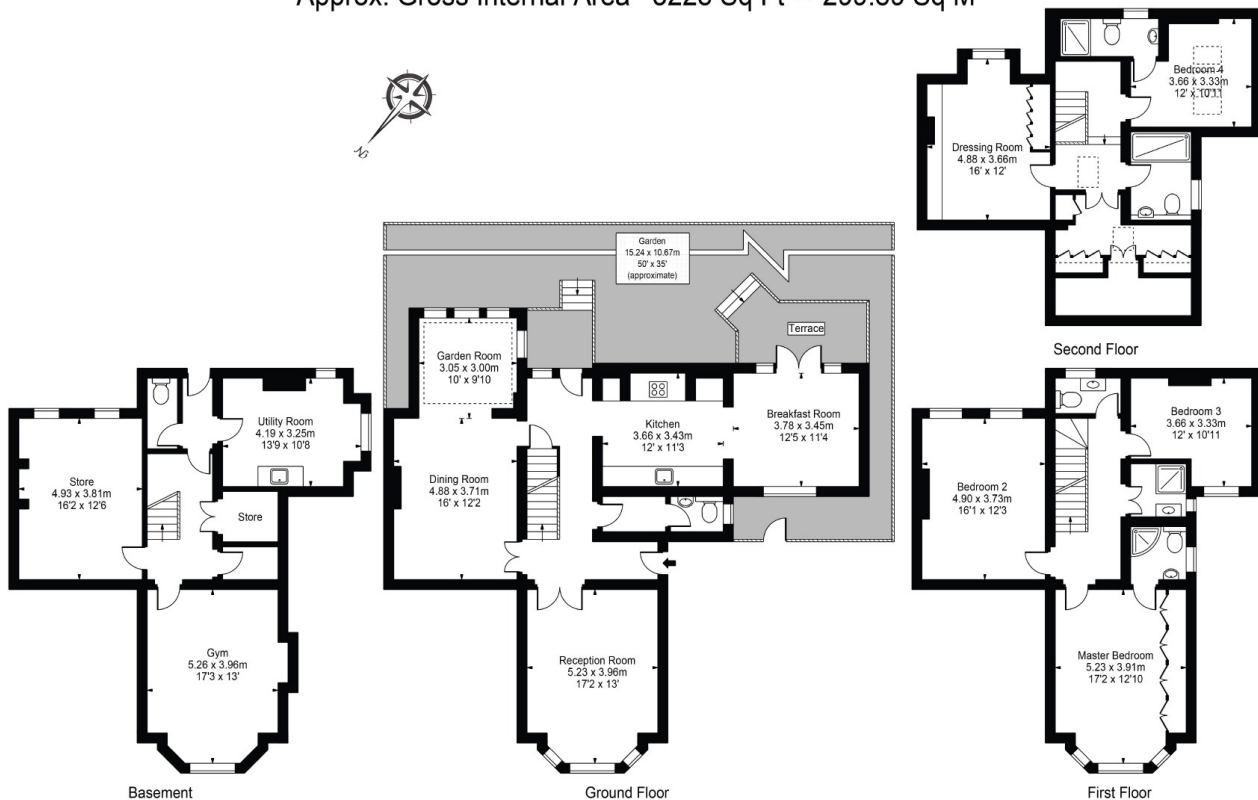
Directions

Leave Altrincham via Regent Road taking the second turning on the left into Normans Place. Proceed up Normans Place bearing right into Lyme Grove where the property can be found on the left hand side, easily identified by the Thornley Groves 'for sale' board.



Lyme Grove, WA14

Approx. Gross Internal Area 3228 Sq Ft - 299.89 Sq M



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