



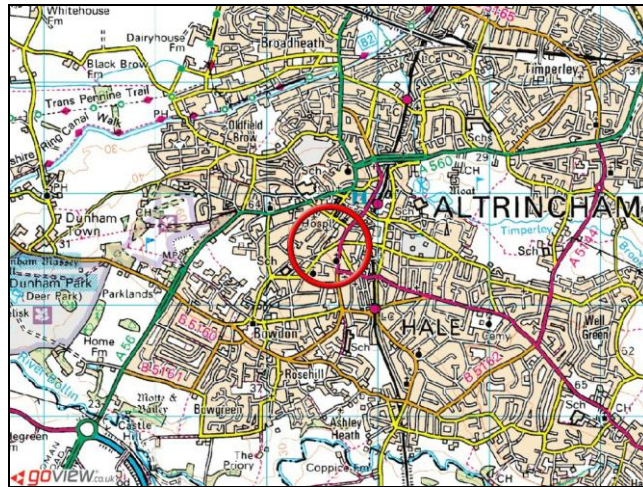
**HALE OFFICE:**  
212 ASHLEY ROAD, HALE,  
CHESHIRE WA15 9SN  
TEL: 0161 941 6633  
FAX: 0161 941 6622  
Email: hale@watersons.net

**SALE OFFICE:**  
91-93 SCHOOL ROAD, SALE,  
CHESHIRE M33 7XA  
TEL: 0161 973 6688  
FAX: 0161 976 3355  
Email: sale@watersons.net



INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, proceeding over the crossings into the continuation of Ashley Road to the traffic lights. Turn right into the continuation of Ashley Road, proceed straight over at the mini roundabout and take the first left into St Johns Road. At the crossroads between St Johns Road and Delamere Road, proceed straight over into the continuation of St Johns Road. At the end of the road, turn right onto The Downs and the property will be found on the left hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

To Follow

**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



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## 34 The Downs ALTRINCHAM, Cheshire, WA14 2QQ



**A BEAUTIFUL FOUR STOREY GRADE 2 LISTED GEORGIAN HOUSE WITHIN THE DOWNS CONSERVATION AREA WITH THREE CAR PARKING AND LOVELY GARDEN. 2825 sqft.**

Four Receptions. Kitchen. Utility. WC. Five/Six Bedrooms. Four Baths/Showers. A wonderful property

“A stunning home in a desirable location”

**Offers Over: £925,000**

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An elegant Grade II Listed, authentic Georgian House with Parking enjoying beautifully proportioned Rooms throughout with accommodation extending to approximately 2800 square feet arranged over Four Floors including a comprehensive Cellar Conversion.



Most unusually for this style of property on The Downs is that it enjoys the rare and valuable feature of Off Street Parking for three cars positioned to the rear of the property with a delightful Garden beyond. The property is positioned within The Downs Conservation Area in an historic row of beautiful Georgian properties and this particular property is one of the largest of its type.

The location could hardly be more convenient with the Town Centre's facilities literally on the doorstep, the Metrolink, the popular Market Quarter and within walking distance of both Altrincham Boys' and Girls' Grammar Schools.

The property has been beautifully maintained and improved by the current owners whilst retaining many of the original features to include almost 10' high intricate corniced ceilings, low sill, multi paned Georgian sash windows, impressive original or reproduction fireplaces and a spindle balustrade staircase with turned banister rising through the floors.

The property offers excellent family living space with effectively Four Reception Areas to the Ground Floor and Lower Ground Floors in addition to the Kitchen Utility Area and up to Six Bedrooms served by Four Bath/Shower Rooms including a Lower Ground Floor Guest Bedroom Suite and Shower Room and a wonderful 300 square foot Principal Bedroom with En Suite.

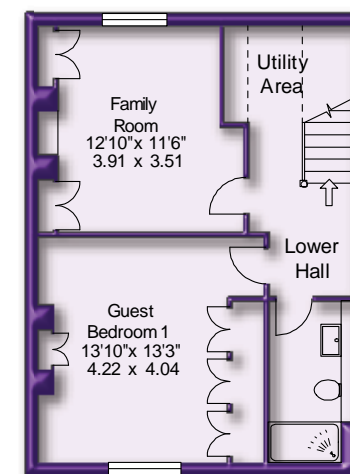
It is exceptionally rare for a property of this type to be offered for sale with Parking and as such we are expecting the property to attract a great deal of interest. An internal inspection will reveal a wonderful home with true charm and character. Comprising:

Original heavy panelled Entrance door approached via stone steps and with Georgian fanlight window above to the Hall. With an impressive staircase turning through the floors, intricate corniced ceiling and decorative corbels. Tiled flooring throughout. Doors to the Ground Floor accommodation and Cellars.

Living and Dining Room. A lovely through Double Reception Room, with low sill multi paned sash windows to the front and rear elevations, high intricate cornice ceiling, two attractive fireplaces one housing a living flame gas stove fire. Tall pitched skirtings.

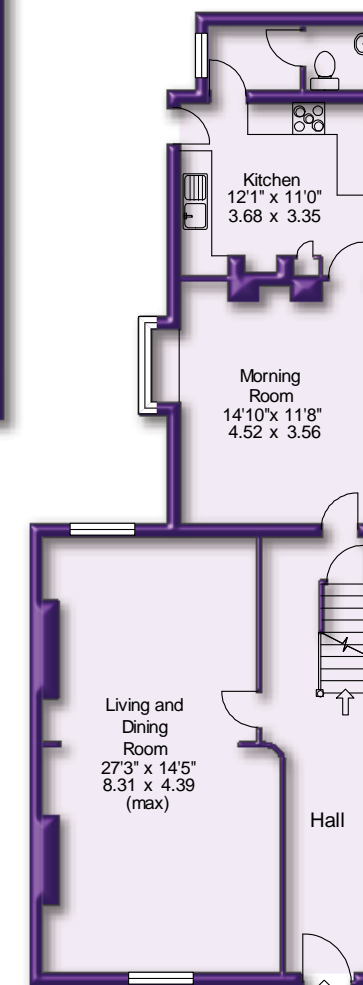
Morning Room. An ideal Room for informal Living and Dining with a deep ledge multi-paned shuttered window overlooking the Courtyard and having an exposed brick fireplace with inset living flamed fire. Continuation of the tiled flooring from the Hall.

A door leads through to the Kitchen with multi-paned window and door giving access to and overlooking the Courtyard Garden. The Kitchen is fitted with an extensive range of custom made, hand painted finish, traditional style wood fronted units with honed granite worktops and integrated Neff appliances to include: a stainless steel double oven, stainless steel hob with extractor fan over, integrated fridge and dishwasher. Exposed brick chimney breast housing an original cast iron range, ceramic tiling to the floor, halogen lighting to the ceiling.

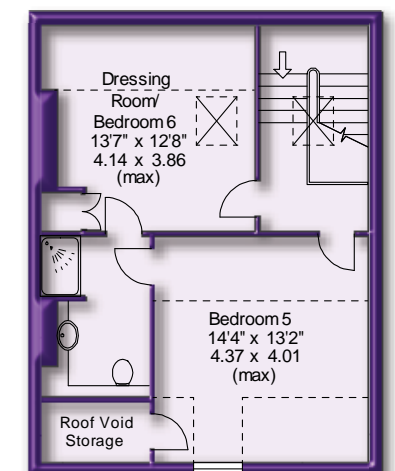


Lower Ground Floor

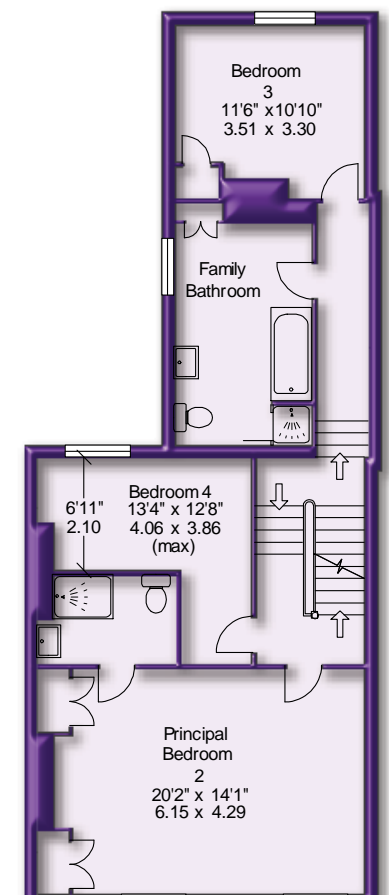
Approx Gross Floor Area = 2835 Sq. Feet  
= 263.3 Sq. Metres



Ground Floor



Second Floor



First Floor



# in detail



Externally, a shared access cobbled Driveway leads down the side of 32 The Downs returning behind 32, 34 and 36 The Downs and opening to a large stone paved Parking Area for Three vehicles serving 34 The Downs only. This is retained within dwarf brick walling. From here steps rise to the Garden.

The property enjoys a profusely Garden frontage with mature climbing plants returning up the property with a stone paved pathway and steps leading to the front Entrance door.

To the rear of the property there is a large enclosed Walled Courtyard, which is stone paved and has external lighting and a gate leading across the right of way to the Parking Area and Garden.

The Main Garden is a truly delightful feature having a central brick paved pathway flanked by flower beds stocked with a variety of shrubs, bushes, trees and plants enclosed with brick walling with climbing plants and privet hedging. The Garden returns through an archway to a further stone paved patio to the far end of the Garden which affords a high degree privacy. The Garden has been designed with minimum maintenance in mind.

The Garden completes what is a truly lovely property, which whilst large enough for a growing family is also likely to appeal to someone looking to downsize from a larger family home and wanting the convenience of Town Centre living.

An opportunity genuinely not to be missed.



Door to a small rear lobby with a window to the side and a further door to a Ground Floor WC with tiled flooring, WC and wash hand basin.

The Lower Ground Floor Converted Cellars are arranged around a Hall Area with stone flooring and within this area there is Utility Area with space for a washing machine and dryer. Cottage latch doors give access to further accommodation.

Family Room. An ideal 'den' for day to day informal family living with a window to a lightwell to the rear, modern wood finish flooring and LED lighting. Wiring for wall mounted flat screen TV. Hub for home entertainment system.



Guest Bedroom One with a wide window to a lightwell to the front. Extensive modern built in wardrobes and LED lighting.

This Bedroom is served by a stylishly appointed adjacent Shower Room fitted with a white suite with chrome fittings, providing a double width shower area with thermostatic shower, vanity unit wash hand basin and wall hung WC. Extensive tiling to the walls and floor with underfloor heating. Plate glass vanity mirror. Chrome ladder radiator. LED lighting.

First Floor Split Level Landing with a continuation of the staircase leading to the Second Floor and with doors to the First Floor accommodation.



# in detail



Principal Bedroom Two. A wonderful room which was almost certainly used originally as a First Floor Drawing Room and having a 9'4" height intricate cornice ceiling and two low sill, paned sash windows overlooking the Downs. There is an impressive marble fireplace surround to the chimney breast with an inset open grate fire and custom built traditional style wardrobes to the chimney breast recesses and tall pitched skirtings.

A door leads to an En Suite Shower Room, beautifully styled having recently been refitted with a contemporary design suite in white with chrome fittings providing a double width Shower Area, wall hung wash hand basin, WC, ceramic tiling to the floor and part height of the walls, halogen lighting to the ceiling.



Bedroom Three with a multi paned window enjoying a delightful Garden aspect with Wellington Place beyond and with a cupboard housing the hot water cylinder.

Bedroom Four. A broadly L shaped room with a multi paned window overlooking the Courtyard to the rear.

Bedrooms Three and Four are served by the Family Bathroom, with a multi-paned window and fitted with a reproduction Victorian style suite in white providing a bath, enclosed shower cubicle, wash hand basin and WC, attractive cast iron fireplace with a chimney breast, built in cupboards to the chimney breast recess, tiled flooring, halogen lighting to the ceiling.



Second Floor Half Landing and Landing with natural light via a skylight window inset into the sloping ceiling with doors leading to a Suite of Bedroom, Dressing Room and En Suite Shower Room, although the dressing room could be used as a further bedroom.

Bedroom Five, with attractive sloping ceilings opening to a dormer style window to the front and with exposed timber purlin and floorboards and access to under eaves storage space. Door to the Shower Room.



Dressing Room/Bedroom Six with a double glazed skylight window inset into the attractive sloping ceiling, exposed timber purlin and floorboards, built in wardrobe. Door to the:

En Suite Shower Room fitted with a double width Shower Area, tiled top vanity unit wash hand basin with vanity mirror above, WC, ceramic tiling, exposed timber purlin.