



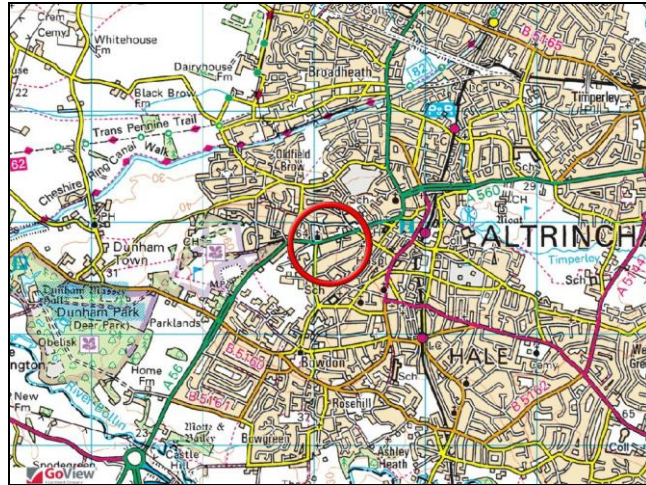
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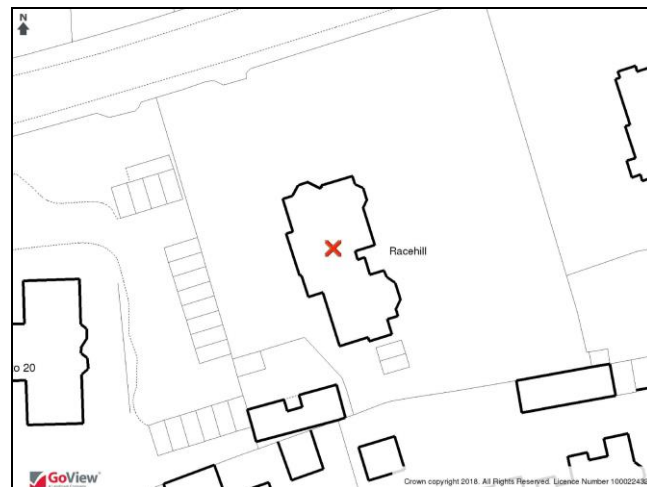


INDEPENDENT ESTATE AGENTS

# location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across in to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. Proceed along St Margaret's Road to the end and turn right onto Dunham Road. Racehill will be found on the right after a short distance.



# energy efficiency

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

Energy Efficiency Rating		Current	Potential	Environmental Impact Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO2 emissions	A		
(91-100)	B			(20-30)	B		
(81-90)	C			(11-20)	C		
(69-80)	D			(6-10)	D		
(55-68)	E			(3-5)	E		
(41-54)	F	39	40	(1-2)	F	34	35
(1-40)	G			(0-1)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



INDEPENDENT ESTATE AGENTS

# Apt 4 Racehill Dunham Road Altrincham, Cheshire, WA14 4AR



**A FABULOUS FIRST FLOOR DUPLEX APARTMENT SET WITHIN AN IMPRESSIVE CONVERTED VICTORIAN MANSION HOUSE IN ONE ACRE OF COMMUNAL GARDENS. 1544sqft.**

Hall. Living Room. Dining Kitchen. Three Double Bedrooms. Three Baths/Showers. Parking. Garage

*“An impressive setting for a first class Apartment”*

**£525,000**

# in detail



A beautifully proportioned and well appointed Duplex Apartment set within this most impressive Detached Victorian Mansion House, superbly located with walking distance of Altrincham Town Centre, its facilities and the popular Market Quarter.

Racehill stands in wonderful Communal Gardens with the total site extending to almost 1 acre, with Apartment 4 being positioned on the First and Second Floors and enjoying elevated views across the Gardens.



There are a wealth of period features retained to include; tall sash windows, high intricate corniced ceilings, attractive original or reproduction fireplaces and reproduction Victorian style radiators.

The property provides impressive accommodation, featuring a magnificent 350sqft Principal Reception Room in addition to a well appointed Dining Kitchen, and there are Three Double Bedrooms served by Three Bath/Shower Rooms, Two being En Suite.

The property is cleverly designed having the Third Bedroom Suite of Bedroom, Shower Room and Walk In Wardrobe positioned separately from the main Apartment off the Second Floor Communal Landing.

A particular feature is the allocated room to the Lower Ground Floor Room for the sole use of Apartment 4 which is currently used for storage and provides an incoming purchaser the opportunity to convert to additional living space. This wonderful Apartment is ideal for a buyer looking for an authentic Period property in a great location for the Town Centre.

Comprising:

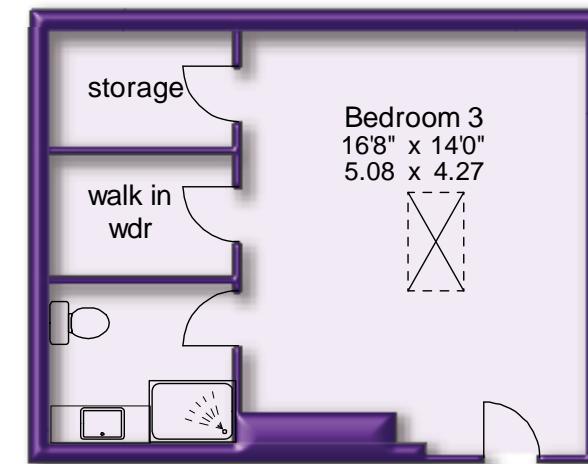
Communal Entrance with original Entrance door to Entrance Porch and Communal Hall, with impressive staircase rising to the Upper Floors. First Floor Landing providing a Private Entrance to Apartment 4.

Hall featuring a high corniced ceiling and with heavy panelled doors giving access to the Living Accommodation. Cloaks and storage cupboard. Entry phone.

350ft Living Room, a beautifully proportioned room with high intricate corniced ceiling and an impressive marble fireplace surround with inset cast iron living flame fireplace. Two tall original sash windows enjoy delightful aspects across the Communal Gardens.

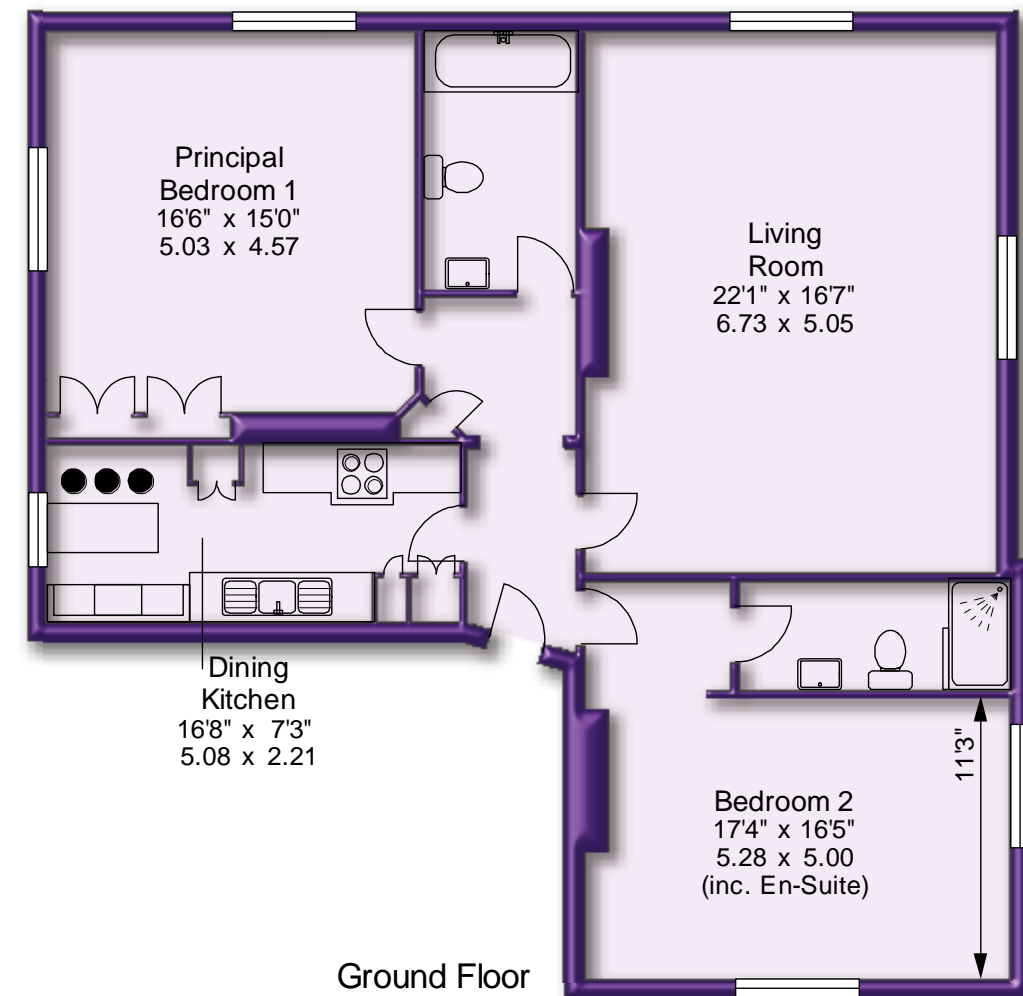
Dining Kitchen, well appointed and cleverly designed with a Dining Area to the far end and having a tall sash window to the side elevation and a high corniced ceiling.

The Kitchen is fitted with an extensive range of traditional design hand painted finish wood fronted units with Silestone worktops over with an inset skink unit. Integrated Neff appliances include; a stainless steel oven and microwave oven, halogen hob with extractor fan above, integrated fridge, freezer and slimline dishwasher. Cupboard suitable for housing for stacked washer and dryer. Larder style cabinet. Halogen lighting to the corniced ceiling. Tiling to the floor.



Upper Floor

Approx Gross Floor Area = 1544 Sq. Feet  
= 143.4 Sq. Metres



Ground Floor



Principal Bedroom One, with two tall sash windows overlooking the Communal Gardens and having a high intricate corniced ceiling. Extensive custom built wardrobes and storage cabinets.

This Bedroom is served by the adjacent Principal Bathroom fitted with a white suite and chrome fittings, providing a double ended bath with side taps, mixer shower and wall mounted flat screen TV over, vanity unit wash hand basin and WC. Extensive tiling to the walls and floor. Window to the side. Halogen lighting. Chrome ladder radiator. Underfloor heating.

Bedroom Two, with tall sash windows to two elevations overlooking the Communal Gardens and having a high intricate corniced ceiling. Attractive original fireplace surround.

This Bedroom is served by an En Suite Shower Room, well appointed with a white suite with chrome fittings, providing an open wet room style shower area with drench shower head and glazed screen, wash hand basin on a stand and WC. Extensive tiling to the walls and floor. Halogen lighting. Chrome ladder radiator. Under floor heating.

Bedroom Three is accessed via a continuation of the staircase from the Communal Landing to the Second Floor and provides an excellent Double Room located under the eaves of the property with attractive sloping ceilings with inset skylight window. Period fireplace surround. Walk in wardrobe. Extensive under eaves storage. The Bedroom is a fantastic flexible space and would be ideal for a Third Bedroom, Office, or indeed a separate rental apartment, with the current vendor achieving a rental figure of £500 pcm.

This Bedroom is served by an En Suite Shower Room fitted with a white suite with chrome fittings, providing a shower cubicle, wash hand basin and WC.



To the Lower Ground Floor there is a Cellar Chamber for the sole use of Apartment 4 which is currently used for storage and provides an incoming purchaser the opportunity to convert to additional living space.

Outside, Racehill is approached via a sweeping Driveway that returns to a Parking Area across the front of the property providing Resident and Visitor Parking Spaces with One Reserved Parking Space serving Apartment 4 plus a Single Garage which is located to the right of the property.

The Communal Gardens are laid principally to the rear to a large expanse of lawn retained within deep mature bushes and enclosed with substantial trees within the boundaries of this and neighbouring properties providing excellent all year round screening and a high degree of privacy. Aspects of the Gardens can be enjoyed from, in particular the Principal Living Room and Second Bedroom.

An impressive setting for this first class Apartment.

in detail

