



44 THE DOWNS, ALTRINCHAM, CHESHIRE WA14 2QQ

OFFERS OVER £900,000



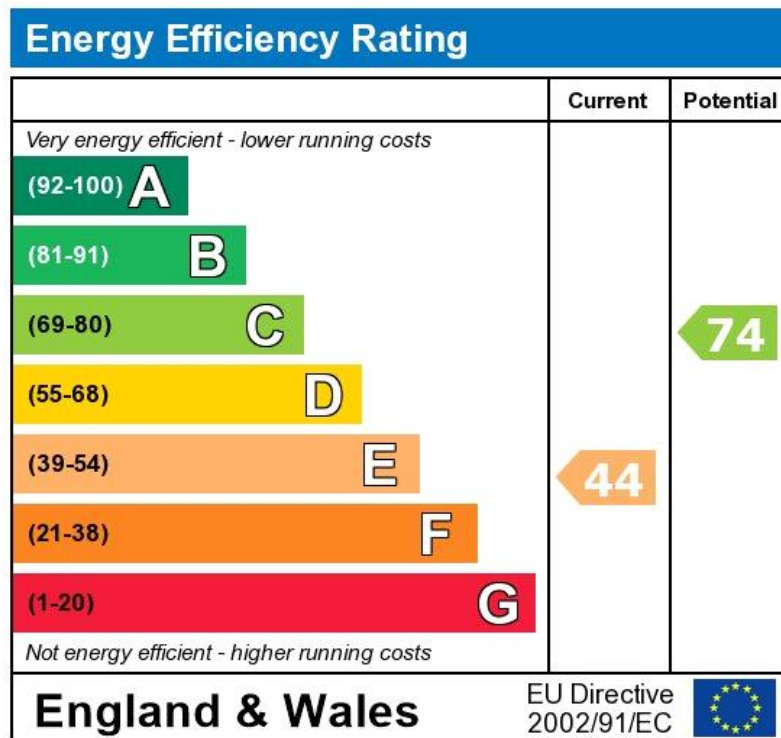
LUXURY UNIQUE GRADE II LISTED FAMILY HOME

PROPERTY REFERENCE CODE: RS0015

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Number 44 sits back, elevated from the road within its wrought iron fence and matching red brick wall. The current owners have fully modernised and enhanced this property, which has been fully approved by English Heritage and the classic styling carefully ensures continuity and flow throughout.

- GRADE II LISTED BUILDING
- RECENTLY RENOVATED
- 4 BEDROOMS & 4 BATHROOMS
- ORIGINAL FIREPLACE
- SASH WINDOWS
- CELLAR
- PRIVATE REAR COURTYARD
- ENCLOSED WALLED GARDEN
- END OF TERRACE HOME
- PERMIT PARKING
- FREEHOLD HOME



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.

This property consists of:

Luxury Unique Grade II Listed Family Home

The sense of character and great design is apparent even before a foot is stepped through the Georgian-style front door.

Kerb appeal is charming, and those first impressions when pulling up outside are not misplaced. Soak up the leafy surroundings and sense of history on your approach up the front steps...

Located in a conservation area and ideally located with only a short walk from both Altrincham town centre and Hale village, this property is also within the catchment area for the excellent primary and secondary schools.

The town dates back to the thirteenth century when it was granted its market charter, this award-winning 'Foodie Neighbourhood' has the Cheshire countryside on its doorstep – just ready to be explored.

Altrincham is home to the award-winning Market and Market House, fantastic shops and a host of independent restaurants, pubs and bars - all creating a melting pot of culture for everyone to enjoy – there's a reason it's been voted best place to live for the past five years! Great transport links to the city, the airport and local business hubs make the daily commute and further travel a doddle.

Enter this elevated property up the steps and past the tastefully landscaped front garden, through the stylish Georgian front door to set foot in the entrance hall. Tonnes of natural light floods through the space where original features and tiled floors flow. The stairs to the first floor and also the cellar spaces (just ready for conversion) The hall leads to the open concept ground floor, comprising of lounge, drawing room and stunning kitchen. A utility room and downstairs WC complete the layout. This home feels modern, whilst retaining its sense of period and heritage.

The lounge to the left is a sumptuously-sized room bathed in light courtesy of its huge sash window. The feature fireplace with wood burning stove, original wooden floors and neutral colour palette strike the perfect balance between classic and modern styling, giving this room a sophisticated edge. It is comfortable, inviting and perfect for those evenings in.

The drawing room flows seamlessly between the lounge and kitchen and continues to showcase the calm, classic nature of this home. There is plenty of room for furniture and entertainment systems, just right for family living all year round.

Continue into the kitchen, where the open concept of the ground floor really comes into its own for modern family life. Views over the private courtyard garden through the French doors bring in lots of natural light, giving a spacious, calming outlook and those open sightlines ensure that everyone can be kept an eye on – whether at family mealtimes or when entertaining. The charming designer kitchen features a full complement of quality appliances and a host of storage solutions, including the bespoke island, wrapped in elegant units and marble worktops. Striking skylights and access to the lovely outside space bring a real feeling of the outside, in. There is room for the biggest of dining tables too, making this space the true hub of the home.

The utility with downstairs WC and direct access to outside through the stable door, provides all those wish-list items needed after a day exploring the countryside or pottering in the garden. All of the necessities are kept out of sight in this practical, yet smart space.

Take the original wooden-banistered staircase to the first floor landing, where you will find three spacious bedrooms, one with en suite shower room, and family bathroom. The staircase to the converted loft space also leads from here. The décor is tastefully in keeping with the rest of this classically presented home, whilst beautiful lighting showcases how bright and airy this area of the home continues to feel.

The master bedroom is the first of four double bedrooms, where the sash window mirrors the lounge below and captures views out over the front of the property. The neutral décor is fully on brand, whilst fitted wardrobes, more original wooden floors and plenty of space offer comfort and convenience. Freshen up in the well-appointed en suite shower room and make the most of some quiet time away from the hustle and bustle of family life.

Bedroom two has views over the rear of the property and beyond. Oodles of natural light, feature fireplace and beautiful décor partners with room for a big bed and matching furniture for a fully high-end finish. Bedroom three shares those courtyard views, giving a cool, calm vibe just perfect for a good night's sleep. Both are good-sized doubles and ideal as children's bedrooms, but could equally be used as a study, music room or home office to name a few options.

The stunning, spa-like family bathroom is able to accommodate the busiest of morning routines. The designer soaker tub, underfloor heating and sophisticated touches ensure that space is maximised without cramping on luxury.

Take the stairs to the second floor, where you will find bedroom four. Dressed in feature red brick and accented by beautiful beams, just imagine spending time in this superb space. Freshen up in the en suite shower room and make the most of all the ample storage and space under the eaves. Currently being used as a home office, this could easily be a great space for older children or even a guest suite for visiting family and friends.

The outside space around this property is lovely. Partly laid to lawn with patio areas and wooden planters filled to the brim with life, it is low maintenance and lush - simply relax – or plan your version of the Good Life. The red brick walls provide privacy alongside Secret Garden vibes and the private rear courtyard with direct access to the kitchen provides the perfect spot for al fresco dining, outdoor entertaining or relaxing with a glass of wine at any time of the year.

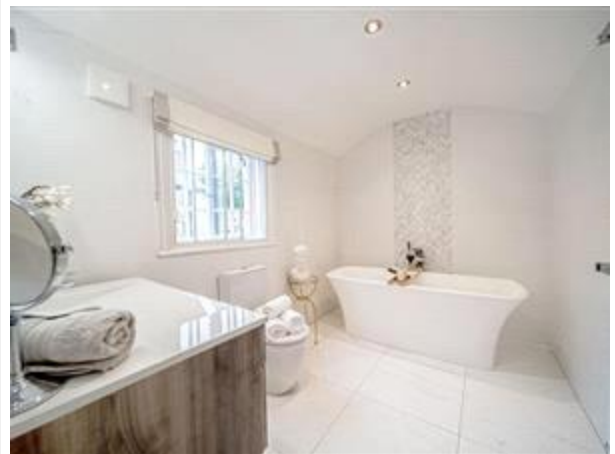
Now I am sure you have already started to imagine yourself living in this wonderful home, I would like to invite you to view, so please call myself directly or any of the team and we will arrange a personal viewing at a time to suit.

Kirsty and the team at Clifford Saunt Homes. 0161 945 4321

Council Tax Band: G
Tenure: Freehold











TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.