

The Croft
— Altrincham —



Nestled on little-known Sylvan Grove, a stone's throw from the town centre, is The Croft. This charming, detached property sits back from the road within its wrought iron fence and established hedges. The current owner has lived here, raising their family, for over forty happy years - the sense of character and convenience is apparent even before a foot is stepped through the front door and porch.

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

The finer details:

- Three bedroom detached family home
- Tenure: freehold
- Total area approximately 174 square metres (1,873 square feet)
- Three double bedrooms with family bathroom and ground floor WC
- Beautifully finished throughout
- Peaceful and private outlook
- Recently installed, fully serviced Vailant boiler, Megaflow system and column radiators
- EPC rating E



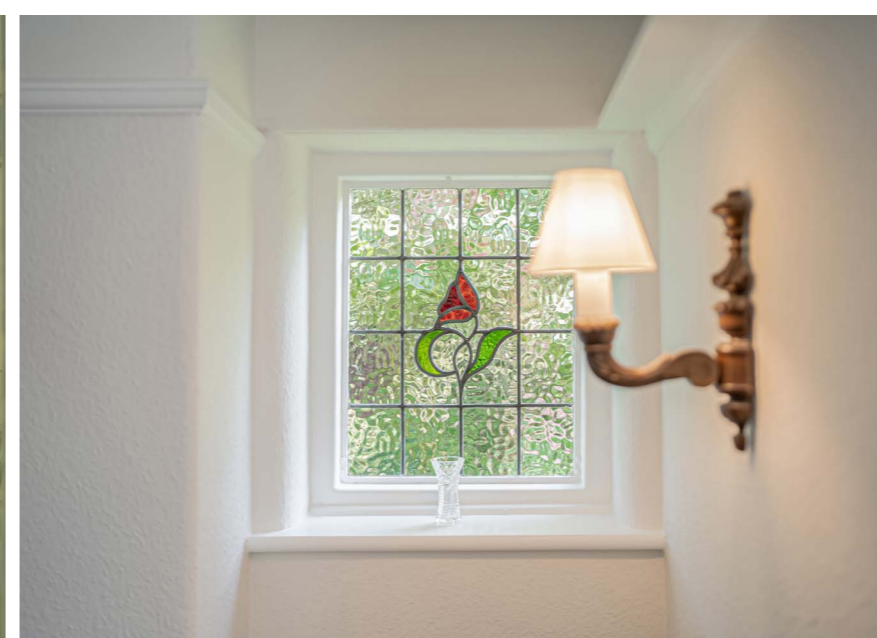
Ideally located a short walk from Altrincham town centre, this property is also within the catchment area for excellent primary and secondary schools. The town dates back to the thirteenth century when it was granted its market charter, this award-winning 'Foodie Neighbourhood' has the Cheshire countryside on its doorstep – just ready to be explored.

There is a real sense of community here too, with the friendliest of neighbours – ask about the Groovy Grovers!

Just nine miles south of Manchester city centre and close to Hale and Bowdon, 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 property over its wrought-iron-gated, large private drive and past the tastefully landscaped front garden, through the front door to set foot in the porch and entrance hall. Tonnes of natural light floods through the space where original features and wooden floors flow. The stairs to the first floor lead up from the here, giving a great sense of flow throughout this home. The hall leads you through to the open concept lounge and dining room, kitchen/diner and conservatory. A downstairs WC and internal access to the large garage complete the layout. This home feels calming and homely.

The open concept lounge and dining room to the left is a sumptuously-sized room bathed in light courtesy of its large windows and French doors leading to the outside space. The feature fireplace and neutral colour palette strike the perfect balance between classic and modern styling, giving this room a light and airy feel. It is comfortable, inviting and perfect for those evenings in, and for entertaining. There is plenty of room for furniture and entertainment systems, just right for family living all year round.



Continue into the Shaker-style kitchen/diner. Views over the garden through the windows and the conservatory 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 galley kitchen features a full complement of quality appliances and a host of storage solutions. The conservatory with its great access to the lovely outside space brings a real feeling of the outside, in, making this space the true hub of the home.

The downstairs WC and direct access to the great-sized garage through the kitchen provides all those essential 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 space.







Take the original wooden-banistered staircase to the first-floor landing, where you will find three spacious bedrooms and family bathroom. The décor is tastefully in keeping with the rest of this classically presented home, whilst lovely lighting and windows over the rear garden and beyond showcase how bright and airy this home continues to feel.

The master bedroom is the first of three good-size double bedrooms, where the large window captures views out over the front of the property. The neutral decor is fully on brand, whilst fitted wardrobes and plenty of space offer comfort and convenience.





Bedroom two has views over the rear of the property and beyond. Oodles of natural light and fresh tones partner with enough space for a big bed and matching furniture alongside more fitted storage.

Bedroom three also shares those rear aspect 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 but a few options.

The family bathroom is able to accommodate the busiest of morning routines. The soaker tub and dual aspect windows ensure that space is maximised without cramping on style.





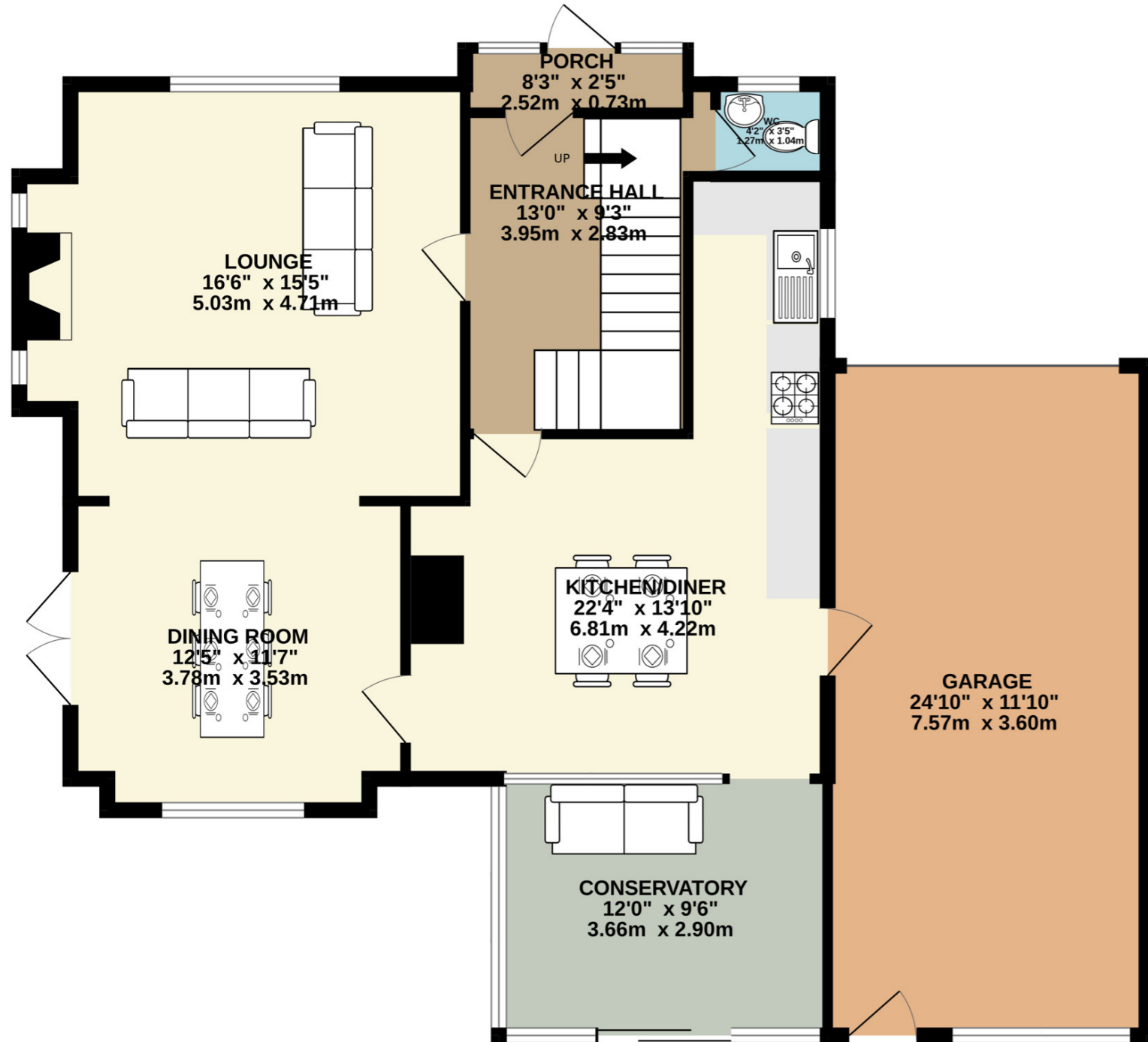


The outside space around this property is simply lovely. Partly laid to lawn with patio areas, paths, beautiful trees and established borders filled to the brim with plant life, it is low maintenance and lush.

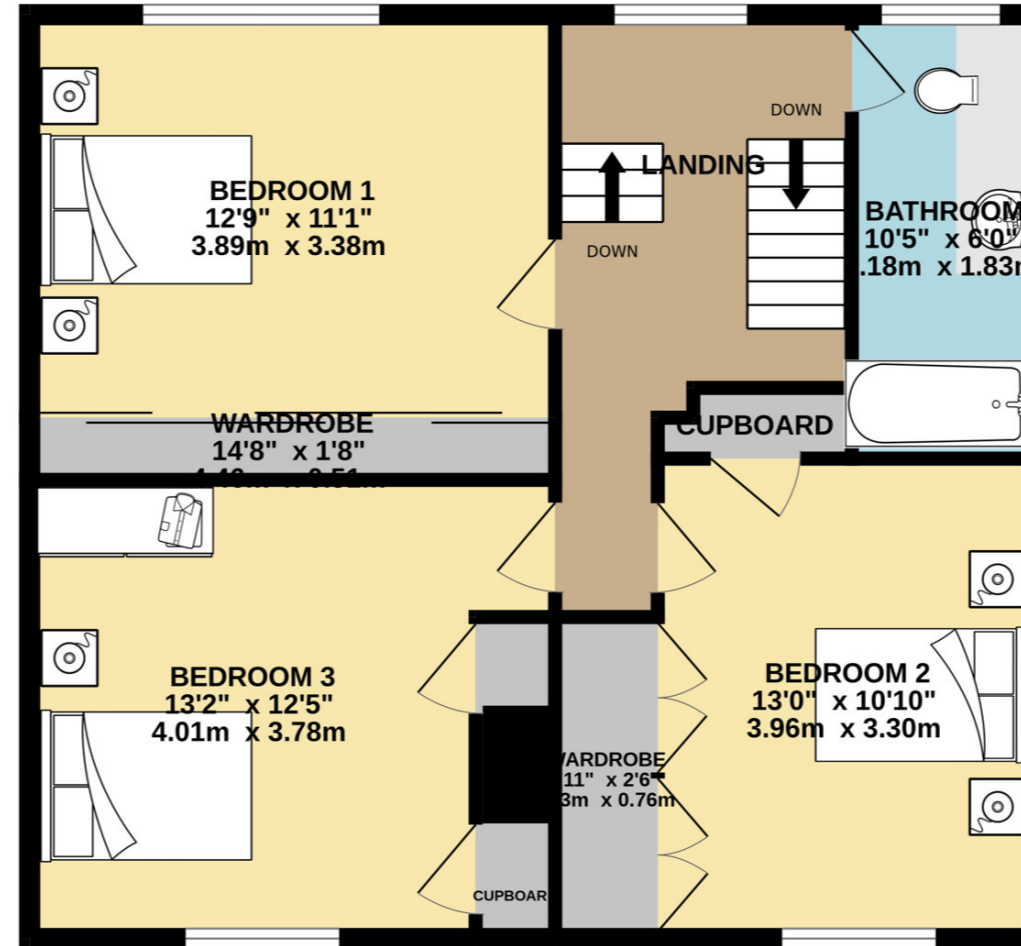
Simply relax surrounded by birdsong, or plan your version of the Good Life with areas around the garden shed just waiting for green fingers.

The mature hedges provide privacy alongside the fenced border and the peaceful patio with direct access to the kitchen/diner through the conservatory provides the perfect spot for al fresco dining, outdoor entertaining or relaxing with a glass of wine at any time of the year.

GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.5 sq.m.) approx.



THE CROFT SYLVAN GROVE ALTRINCHAM WA14 4NU		Energy rating E
Valid until 14 June 2031	Certificate number 6339-7126-2000-0125-7292	

THREE BEDROOMS, TWO BATHROOMS, TWO RECEPTION, GARAGE

TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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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