



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

72 The Downs

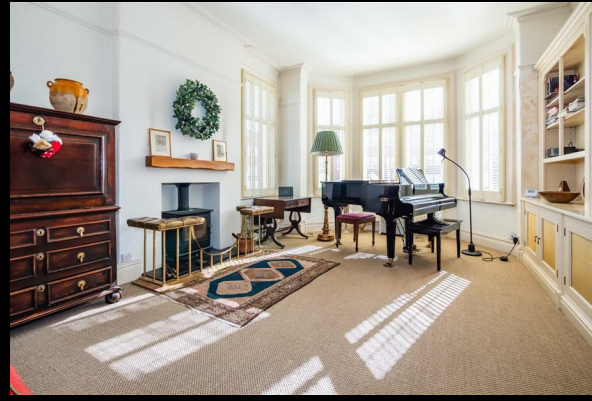
Altrincham, WA14 2QJ



£975,000

www.watersons.net

www.watersons.net





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

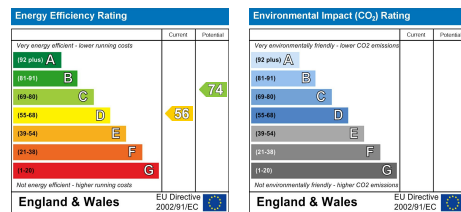


INDEPENDENT ESTATE AGENTS

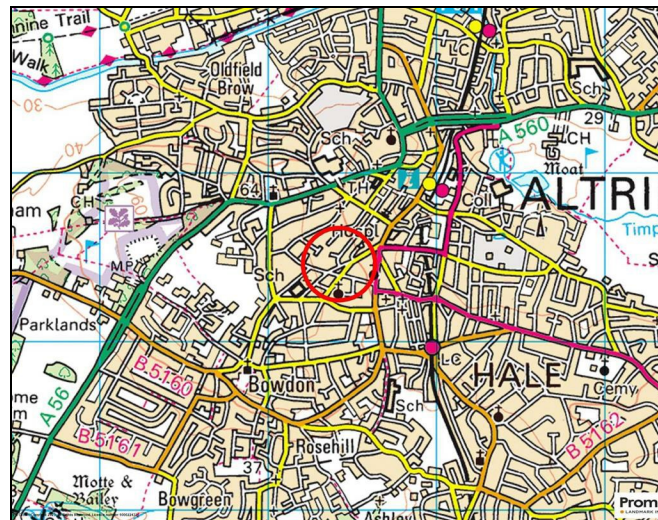
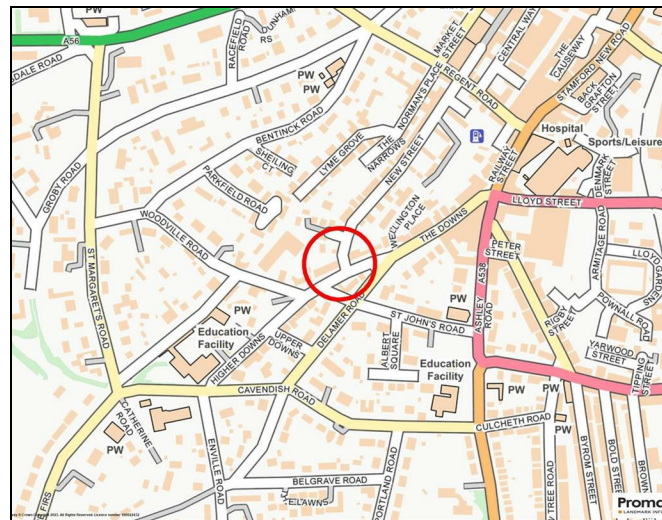
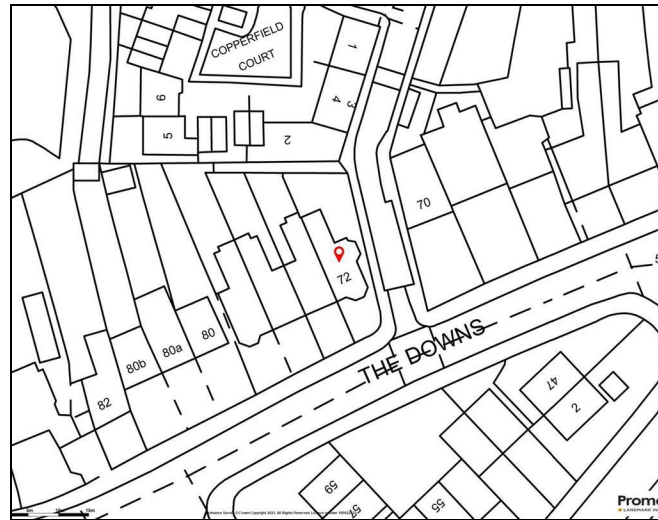


energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



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.



overview

A SUPERBLY PROPORTIONED, VICTORIAN END TERRACE IN THE HEART OF THE TOWN CENTRE, ARRANGED OVER FOUR FLOORS, INCLUDING A SELF-CONTAINED BASEMENT. 3000sqft.

Hall. Lounge and Dining Room. Breakfast Kitchen. Five Double Bedrooms. Two Bath/Shower Rooms. Self Contained One Bedroom Apartment. Parking. Gardens. NO CHAIN!



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

in detail

A beautifully proportioned Victorian bay fronted property being the end house of just four properties of this same design and offering fantastic accommodation arranged over Four Floors, extending to approximately 3000 square feet, including Converted Cellars, currently configured as a self contained One Bedroom Apartment.

The property has a wealth of character features retained to include high intricate corniced ceilings, original sash windows, some impressive fireplaces, a spindle balustrade staircase returning through the floors and is ready to move into, yet at the same time offers the opportunity for the incoming purchaser to upgrade and improve to their own specification.

The location is supremely convenient within a moments walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

The accommodation provides a 450 square foot Living and Dining Room to the Ground Floor with two bay window features, in addition to the 250 square foot Breakfast Kitchen with Aga.

Over the Two Upper Floors are Five excellent Double Bedrooms, served by Two Bath/Shower Rooms, with a particularly attractively proportioned Principal Bedroom.

The Lower Ground Floor Converted Cellars are configured as a self contained One Bedroom Apartment with a Lounge, Dining Room, Kitchen, Bedroom and Bathroom, accessed externally, however the internal staircase could easily be reinstated enabling this space to be incorporated within the main living space of the house.

Externally, there is a block paved Driveway providing off street Parking to the front. A paved pathway leads down the side of the property to the rear, walled, stone paved Courtyard style Garden, which also incorporates potential additional parking accessed via gates from New Street,

An exceptional property in a fantastic Town Centre location, offered for sale with No Chain!

- Freehold
- Council Tax Band G

