



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS

40 The Downs

Altrincham, WA14 2QQ



£1,100,000

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

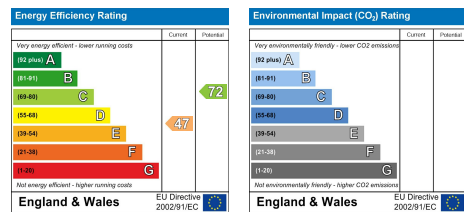


INDEPENDENT ESTATE AGENTS

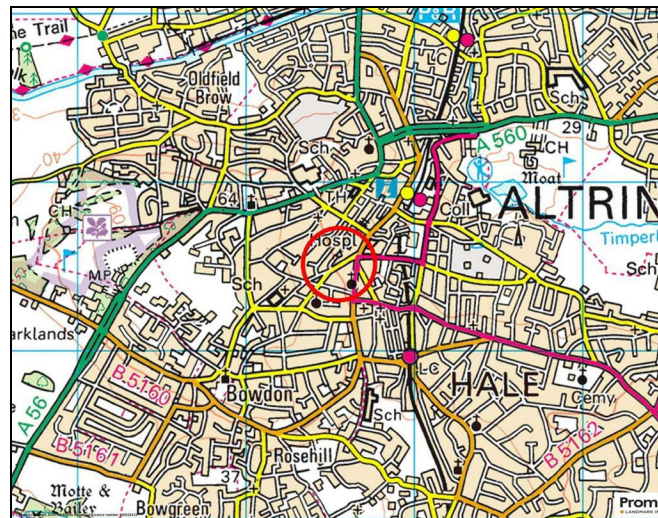
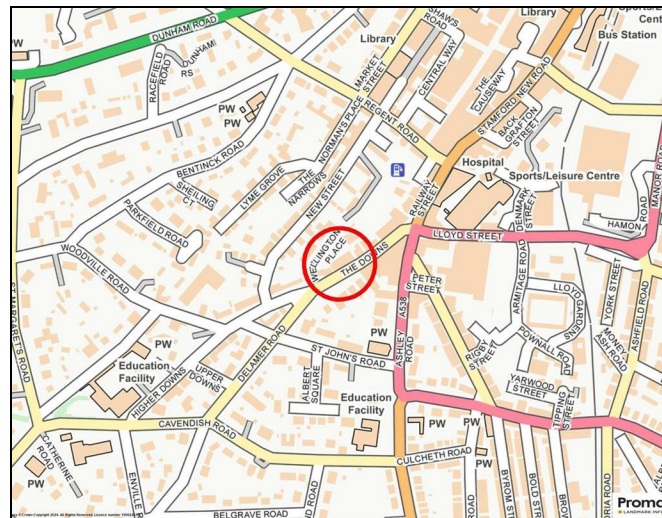


energy efficiency

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 STUNNING, DECEPTIVELY SPACIOUS GEORGIAN TOWN HOUSE PERFECTLY LOCATED WITHIN A MOMENTS WALK OF ALTRINCHAM TOWN CENTRE. 2192 SQFT

Hall. Lounge. Family Living Room. Dining Room. Breakfast Kitchen. Study. Utility. Three/Four Bedrooms. Four Bath/Showers Rooms. Permit Parking. Courtyard and Garden.



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.

in detail

A beautiful Georgian Town House perfectly located in the heart of The Downs Conservation Area within a moment's walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.

No expense has been spared in the sympathetic renovation of this truly charming property, designed to retain or enhance the essence of a modern day version of the Georgian home.

There are a wealth of original features retained to include the original multi paned Georgian sash windows, exposed floorboards, a spindle balustrade staircase rising through the floors, corniced ceilings, original fireplace features to include Italian marble fireplaces that have especially chosen to suit the style of the property, imported from a Georgian mansion house.

Of particular note is the extensive custom-built cabinetry, fitted furniture and kitchen units by Martin Moore of Altrincham, probably one of the country's leading specialists, dedicated to producing luxury handmade kitchens.

The property offers extensive and versatile accommodation that is much larger than meets the eye, extending to approximately 2200 square feet arranged over Four Floors including a converted Cellars and a Loft Room.

The accommodation provides Two Reception Rooms to the Ground Floor in addition to a glazed roof Dining Area which is in turn then Open Plan to the Breakfast Kitchen, fitted with an extensive range of custom-built Martin Moore units.

The Lower Ground Floor Converted Cellar provides a Study or Den and useful Utility Room.

To the First Floor are Three Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, two being En Suite.

To the Second Floor is a Loft Room which is being used as an Occasional Fourth Bedroom with further En Suite Shower Room.

Externally, there is Residents on street Permit Parking and a Garden frontage.

To the rear, there is an enclosed Courtyard Garden adjacent to the back of the house, Beyond, there is a surprisingly good-sized Garden laid to stone paved patio and lawn with mature stocked borders.

This delightful garden setting completes a really beautiful, traditional town property, without doubt one of the finest of its type that we have ever had the pleasure of selling.

- Freehold
- Council Tax Band G



Approx Gross Floor Area = 2192 Sq. Feet
= 203.20 Sq. Metres



Second Floor



Lower Ground Floor

Ground Floor

First Floor