



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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10 Bentinck Road  
Altrincham, WA14 2BP



£1,850,000

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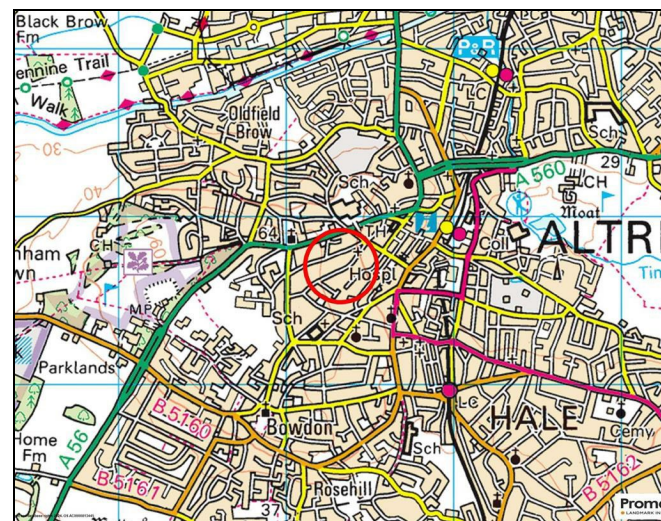
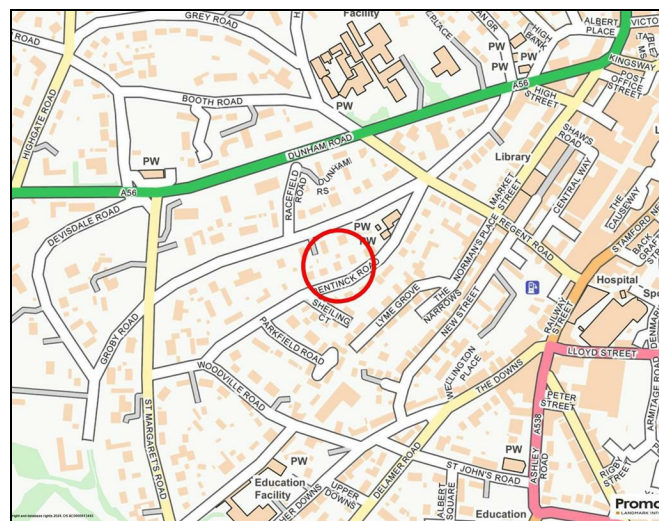
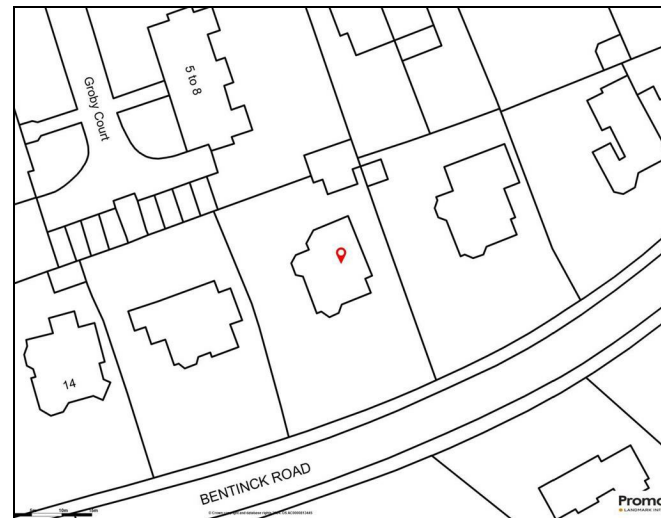
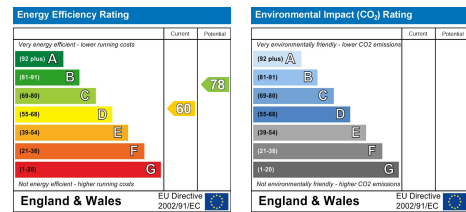


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## energy efficiency

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



# Overview

AN ENORMOUSLY ATTRACTIVE AND BEAUTIFULLY PROPORTIONED VICTORIAN DETACHED FAMILY HOME STANDING ON A 0.25 ACRE PLOT IDEAL FOR THE TOWN CENTRE AND LOCAL SCHOOLS. 4556 SQFT.

Porch. Hall. WC. Three Reception Rooms. Breakfast Kitchen. Six Double Bedrooms. Three Bath/Shower Rooms. Extensive Cellars. Parking. Garage. Superb 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

An enormously attractive, beautifully proportioned Victorian Detached family home standing on a wonderful, mature garden plot extending to approximately 0.25 of an acre and offering fabulous family accommodation arranged over Four Floors, including full footprint Cellars, extending to approximately 4500 square feet plus a Double Garage.

The property is perfectly located on this desirable road within a moment's walk of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter and as such is also within reasonable walking distance of Altrincham Boys' and Girls' Grammar Schools.

The property is most attractive in design with high gabled elevations with front and side bay window features and has a wealth of original features retained to include high intricate corniced ceilings, original sash windows, some impressive fireplaces and an impressive spindle balustrade staircase rising through the floors.

The property offers perfectly balanced family accommodation with Three well proportioned Reception Rooms to the Ground Floor, in addition to the recently refitted Tom Howley Breakfast Kitchen with a range of integrated appliances.

Over the Two Upper Floors are Six excellent Double Bedrooms served by Three Bath/Shower Room facilities, one being En Suite to the Principal Bedroom. In addition to the Bedroom space there is access to extensive walk in storage space.

To the Lower Ground Floor are full foot print Four Chamber Cellars with excellent potential to convert into additional living space, subject to any necessary consents.

Externally, the front of the property is approached through a Gated Entrance to a sandstone Driveway which extends across the front and down the side of the property providing extensive off street Parking and in turn leading to the Detached Double Garage with attached brick built Garden Store.

The Gardens are a fantastic feature, laid to the front, side and rear with the garden and house being orientated to maximise the movement of the sun throughout the day, with the side Garden area in particular enjoying a South and West facing aspect.

The Gardens are laid principally to large expanses of lawn with deep mature borders of shrubs, bushes, trees plants and tall hedging providing attractive outlooks from all rooms and excellent all year screening.

This lovely garden plot completes this wonderful family home in a first class location.

- Freehold

