

35 PRINCES ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £490,000

A re-planned and refurbished Victorian end of terrace house with superb open plan living space. The beautifully presented accommodation briefly comprises recessed porch, entrance hall, sitting room with bay window, dining room opening onto a spacious fitted kitchen with integrated appliances, study area, two double bedrooms, family bathroom/WC, loft room with built-in furniture and en suite shower room/WC. PVCu double glazing and gas fired central heating. Paved courtyard garden and outbuilding.

POSTCODE: WA14 4EX

DESCRIPTION

Built in the latter part of the Victorian era this stunning end of terrace house occupies an excellent position within this sought after locality. Approximately a ½ mile distant is the shopping centre of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, a few hundred yards to the south is John Leigh Park with tennis courts and recreation areas.

Recently this fine property has been re-planned and beautifully refurbished to a high standard creating living space of generous size, exceptionally well presented and with the benefit of gas fired central heating, PVCu double glazing and underfloor heating to the bathrooms.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with tall ceilings, decorative ceiling mouldings and panelled walls. Approached through a period style composite front door the feeling of quality is readily apparent with Kardean flooring extending to the reception rooms. Positioned toward the front an elegant sitting room with fitted furniture features a recess for a substantial wall mounted flat screen television and opens onto a dining room which is perfect for formal entertaining. The Shaker style fitted kitchen is unusually spacious and provides access to the private rear courtyard garden.

At first floor level the landing has been thoughtfully designed to incorporate a study area which may prove ideal for those who choose to work from home. There are two excellent double bedrooms and a sumptuous family bathroom/WC complete with separate shower enclosure.

A loft room with dormer window is positioned on the second floor and benefits from built-in wardrobes and a luxurious en suite shower room/WC.

Externally there is a private paved terrace with ample space for alfresco dining and an outbuilding of timber construction with further potential to create a separate studio. Importantly light and power has been installed.

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ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Exterior light point and quarry tiled floor.

ENTRANCE HALL

Composite wood grain effect/opaque double glazed front with PVCu double glazed transom light. Staircase to the first floor. Wood effect Kardean flooring. Orac panelled walls and two wall light points. Decorative corbels and coved cornice.

SITTING ROOM

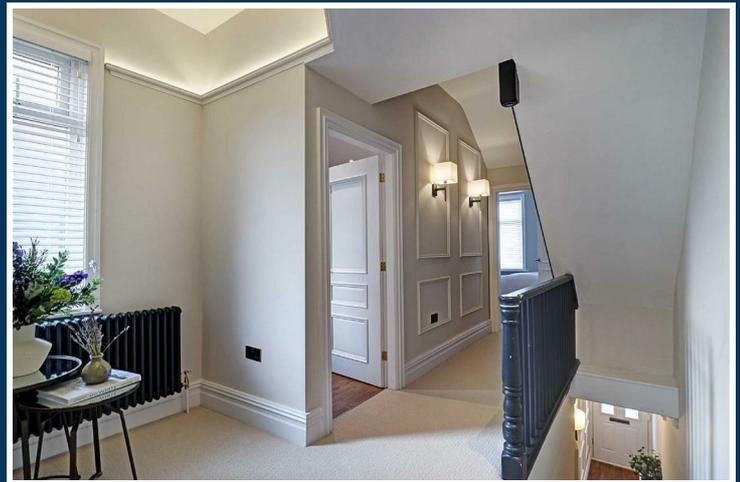
14'0" x 11'4" (4.27 x 3.45)

Fitted cupboards with display shelves above flanking both sides of a chimney breast with recess for a wall mounted flat screen television. PVCu double glazed bay window to the front. Kardean wood effect flooring. Coved cornice. Period style anthracite radiator. Wide opening to:

DINING ROOM

12'2" x 12'1" (3.71 x 3.68)

Under-stairs utility cupboard with plumbing for an automatic washing machine. Provision for a wall mounted flat screen television. PVCu double glazed window to the side and rear. Wood effect Kardean flooring. Coved cornice. Wide opening to:



KITCHEN

12'1" x 9'4" (3.68 x 2.84)

Fitted with a range of Shaker style wall and base units beneath polished granite work surfaces/up-stands and inset stainless steel sink with mixer tap. Tiled surrounds. Recess for a wide range cooker with polished granite splash-back and canopy extractor hood above. Integrated fridge and freezer. Recess for a dishwasher. Hardwood door to the side. PVCu double glazed window to the side. Slate effect flooring. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING/STUDY AREA

Study area with opaque PVCu double glazed window to the side, picture rail with concealed up-lighting and anthracite period style radiator. Spindle balustrade staircase to the second floor. Panelled walls with two wall light points. Recessed LED lighting.

BEDROOM ONE

14'10" x 11'3" (4.52 x 3.43)

Two PVCu double glazed windows to the front. Recessed LED lighting. Radiator.

BEDROOM TWO

12'2" x 8'6" (3.71 x 2.59)

PVCu double glazed window to the rear. Karndean wood effect flooring. Recessed LED lighting. Radiator.

FAMILY BATHROOM/WC

9'4" x 11'7" (2.84 x 3.53)

Fitted with a white/chrome Burlington suite comprising panelled bath with recessed shelves above, vanity wash basin with marble counter top and mixer tap and cantilevered WC with concealed cistern. Separate enclosure with thermostatic rain shower plus hand held attachment and recessed shelving. Concealed wall mounted gas central heating boiler. Casa Ceramica tiled floor and partially tiled walls. Panelled dado. Recessed LED lighting. Extractor fan. Underfloor heating. Chrome heated towel rail.

SECOND FLOOR

LOFT ROOM

20'5" x 11'9" (6.22 x 3.58)

Built in wardrobes the full width and containing hanging rails with eaves storage beyond. Provision for a wall mounted flat screen television. PVCu double glazed window to the rear. Recessed LED lighting. Period style vertical radiator.

EN SUITE SHOWER ROOM/WC

6'7" x 4'1" (2.01 x 1.24)

Villeroy and Boch wall mounted vanity wash basin with mixer tap and cantilevered WC with concealed cistern. Casa Ceramica tiled floor and walls. Wide enclosure with thermostatic rain shower plus hand held attachment. Velux window. Underfloor heating. Recessed LED lighting. Chrome heated towel rail.

OUTSIDE

Permit parking is available.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

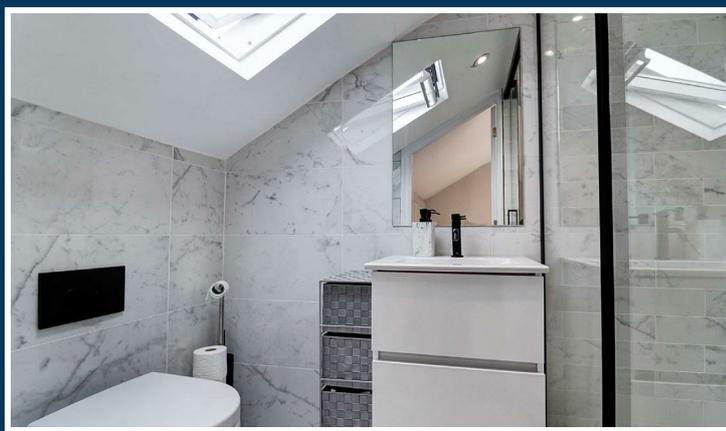
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band "B"

NOTE

No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 45.5 SQ. METRES (490.2 SQ. FEET)



FIRST FLOOR
APPROX. 43.1 SQ. METRES (464.0 SQ. FEET)



SECOND FLOOR
APPROX. 24.3 SQ. METRES (262.1 SQ. FEET)



TOTAL AREA: APPROX. 113.0 SQ. METRES (1216.3 SQ. FEET)
Floorplans For Illustrative Purposes Only



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