



2 BURLINGTON ROAD | ALTRINCHAM

£799,950

A late Victorian end terrace of exceptional size, although difficult to appreciate from the exterior. Tremendous character and tasteful decor throughout. The accommodation is arranged over four floors and briefly comprises charming entrance hall, sitting room, dining room, fitted breakfast kitchen with doors to the rear gardens, utility room and office/living room, master bedroom/en-suite, three further double bedrooms, family bathroom/WC plus additional shower room/WC. An ideal location within walking distance of Altrincham Town Centre. Viewing is essential.

POSTCODE: WA14 1HR

DESCRIPTION

This fine Period family home is ideally located forming part of a sought after locality developed with a wide variety of property styles combining to create an attractive setting.

The position is ideal being approximately a ¼ mile distant from the shopping centre of the market town of Altrincham with its highly popular Market Quarter containing 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.

The beautifully presented accommodation is approached beyond a recessed porch through a spacious entrance hall with natural wood flooring and spindle balustrade staircase. To the front there is a separate sitting room featuring a solid fuel burner. To the rear the living space has been re-planned to incorporate a separate dining room with staircase leading to a contemporary fitted breakfast kitchen with integrated appliances and double opening french windows to the paved terrace. From the hallway there is also access to the cellars which have been converted to create a versatile living room / office plus large utility.

At first floor level the master bedroom benefits from an en suite shower room/WC and a second double bedroom over looks the rear gardens. The family bathroom is fitted with a modern white and chrome suite and also includes a separate tiled shower enclosure.

At second floor level there are two further excellent double bedrooms and an additional modern shower room/WC.

Off road parking is provided within the driveway and extends to the side of the property. Immediately to the front is a gated courtyard garden whilst to the rear a paved patio terrace leads on to the gardens which are laid with artificial grass.

An appointment to view is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

With glass panelled hardwood front door. Cornice. Natural wood flooring. Spindle balustrade staircase to the first floor. Radiator.

SITTING ROOM

With a focal point of cast iron solid fuel burner with stone surround and granite hearth. Cornice. Sash bay window to the front. Television aerial point. Telephone point. Radiator.

DINING ROOM

With a focal point of a period style fireplace with tiled hearth. Two double glazed windows to the side. Natural wood flooring. Cornice. Radiator. Stairs to;

BREAKFAST KITCHEN

Fitted with a modern range of white high gloss units with work surfaces incorporating a 1 ½ bowl sink unit. Integrated oven/grill, combination microwave oven plus four ring hob with stainless steel extractor hood all by Siemens. Integrated fridge/freezer, wine fridge and dishwasher. Breakfast bar. Tiled floor. Radiator. French doors provide access to the rear gardens. Radiator. Television aerial point. Double glazed window and two Velux windows to the side.

LOWER GROUND FLOOR

HALLWAY

Access to large store room with light and power.

UTILITY ROOM

Fitted with a comprehensive range of base units with work surfaces incorporating a stainless steel sink unit with drainer. Combination gas central heating boiler. PVCu double glazed window to the side. Tiled floor. Plumbing for washing machine and space for dryer.



LIVING ROOM / OFFICE

A superb additional living room or home office with window to the front. Radiator.

FIRST FLOOR

LANDING

With spindle balustrade staircase to the second floor. Airing cupboard. Radiator.

BEDROOM ONE

With sash window to the front. Radiator.

EN SUITE

Fitted with a modern white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Opaque sash window to the front. Tiled floor. ½ tiled walls. Recessed low voltage lighting. Extractor fan. Heated towel rail.

BEDROOM TWO

Sash window overlooking the rear gardens. Radiator.

BATHROOM

A superb Family bathroom fitted with an attractive white suite comprising bath with mains shower, walk-in shower enclosure, twin bowl vanity wash basins and WC. Tiled walls and floor. Chrome heated towel rail. Recessed low voltage lighting. Two opaque sash windows to the rear.

SECOND FLOOR

LANDING

Velux window to the rear.

BEDROOM THREE

Sash window to the rear. Radiator.

BEDROOM FOUR

Double glazed window to the rear and two Velux windows to the front. Radiator. Eaves storage.

SHOWER ROOM

With a suite comprising tiled shower cubicle, wash basin and WC. Chrome heated towel rail. Velux window to the front. Tiled floor. Tiled splashback. Extractor fan.

OUTSIDE

Off road parking is provided within the driveway and extends to the side of the property with gated access to the rear. Immediately to the front is a gated courtyard garden whilst to the rear a paved patio terrace leads on to the gardens which are laid with artificial grass. There is also access to two external stores.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

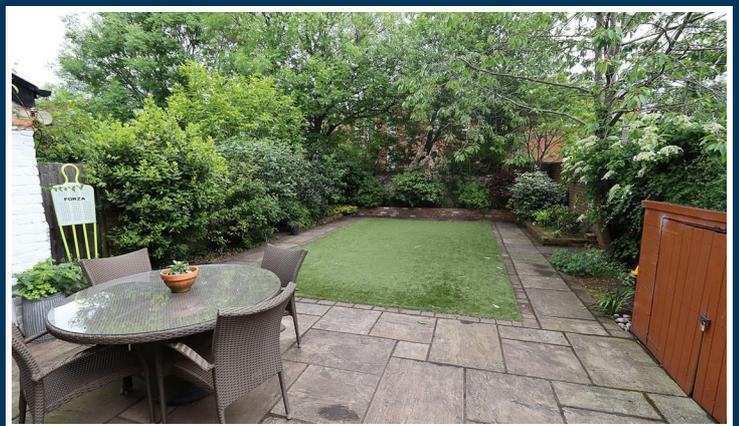
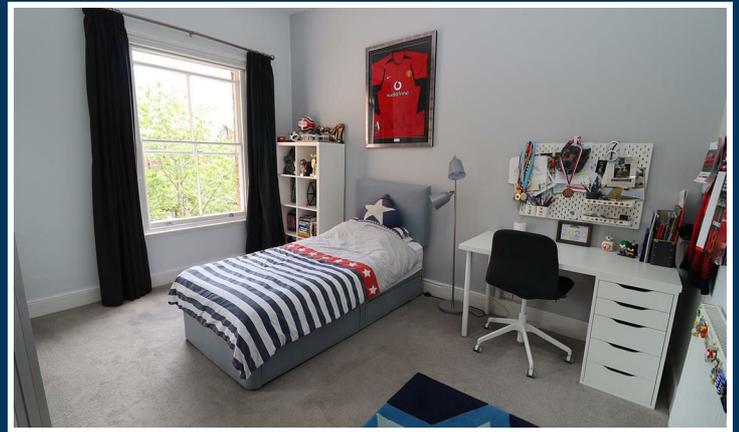
Trafford Borough Council Band 'E'

TENURE

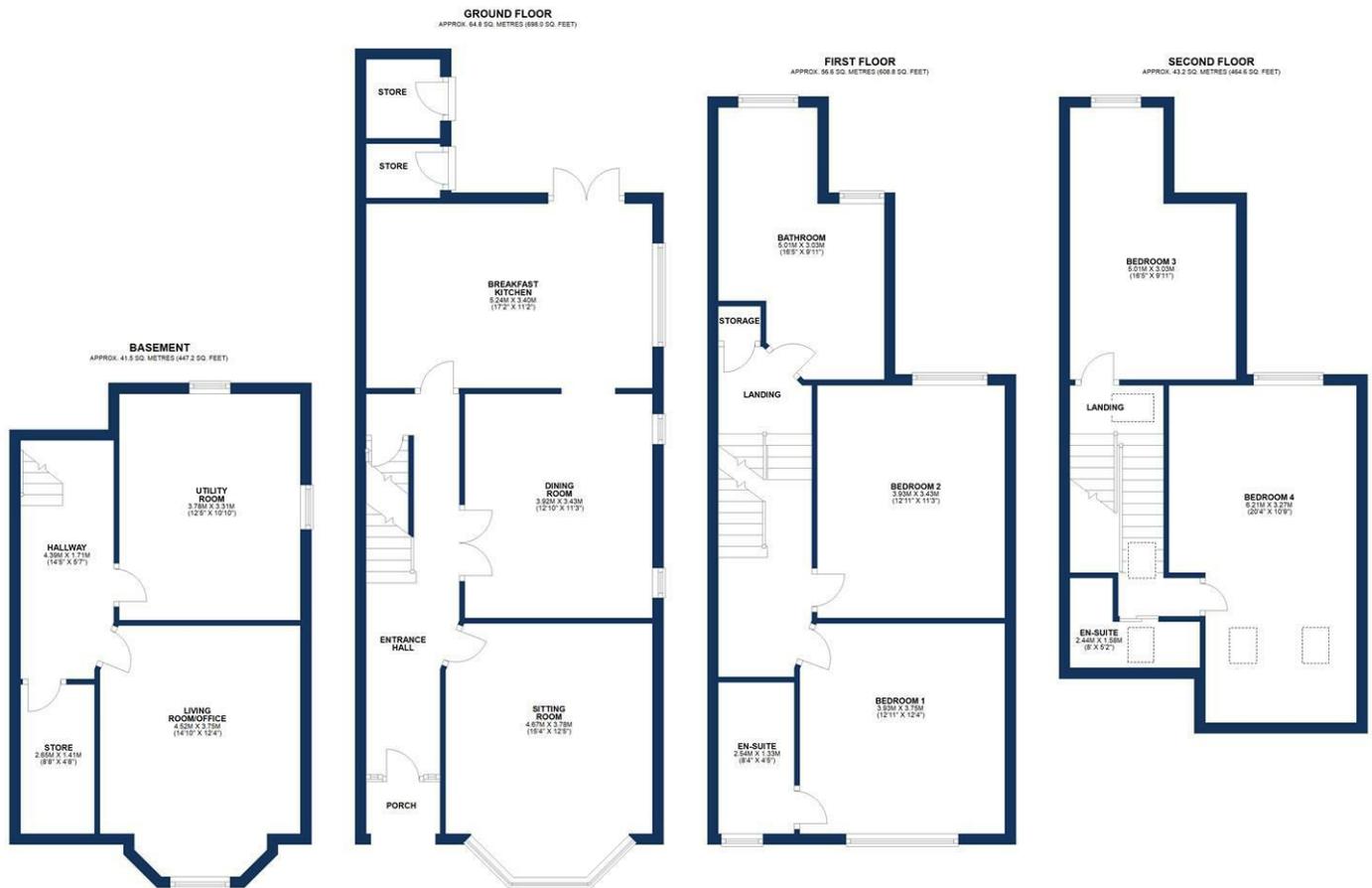
We are informed the property is Freehold // held on a Leasehold basis for the residue of XXX years and subject to a Ground Rent of £XXX.XX per annum. This should be verified by your Solicitor.

NOTE

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



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TOTAL AREA: APPROX. 206.1 SQ. METRES (2218.6 SQ. FEET)
Provided for Guidance Only



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