



## 3 OSBORNE PLACE | ALTRINCHAM

OFFERS IN THE REGION OF £750,000

\*\*\*NO ONWARD CHAIN\*\*\*

An extended Victorian end of terrace house with tall bay windows positioned adjacent to the town centre in an unusually private location which needs to be seen to be appreciated. Superb lawned gardens and offroad parking. The accommodation briefly comprises entrance hall, sitting room with feature fireplace, dining room, conservatory, fitted breakfast kitchen, cloakroom/WC, lower ground floor office, principle bedroom with fitted furniture, additional double bedroom, bathroom/WC, second floor double bedroom with en suite shower room/WC. Gas fired central heating and double glazing. Further potential subject to planning.

POSTCODE: WA14 2QB

## DESCRIPTION

Osborne Place is a terrace of just three properties positioned within The Downs Conservation Area and constructed in approximately the mid 19th Century with attractive brick beneath a slate tiled roof. A substantial conservatory has been added to ensure the benefits of the surrounding grounds are appreciated. The exceptional tree lined gardens are laid mainly to lawn with surrounding well stocked borders and the advantage of sunshine throughout the day. Importantly there is ample off road parking accessed via the shared driveway from New Street.

The front elevation is enhanced by tall bay windows and typical of the era the interior is complemented by Victorian features including panelled doors, cornices and decorative ceiling mouldings. More recently timber framed double glazed sash windows have been installed and the rooms are of generous size widening toward the rear. With the focal point of a period fireplace surround and cast iron insert the elegant sitting room benefits from a dual aspect and the dining room is ideal for formal entertaining. A rear hall provides access to the parking area and leads onto the replanned kitchen which now allows space for a breakfast table. Completing the ground floor accommodation there is also a cloakroom/WC. In addition the lower ground floor is currently used as an office and may be suitable for those who choose to work from home.

At first floor level the principle bedroom features a comprehensive range of fitted furniture alongside a further double bedroom and modern bathroom/WC. On the second floor there is guest suite comprising double bedroom and adjoining shower room/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with double glazing.

It is hard to imagine the shopping centre of Altrincham is on the doorstep with its highly popular Market Quarter 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. Equally just a little further is the fashionable village of Hale with its range of restaurants, wine bars and individual shops. Nearby is the exceptional Altrincham Grammar School for girls with Altrincham Grammar School for boys, Loretto Convent and St Ambrose being other highly regarded educational institutions in the locality as are the primary and preparatory schools.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque double glazed/panelled hardwood front door with transom light set within a brick arch. Staircase to the first floor. Ceiling moulding. Picture rail. Ceiling rose. Decorative corbel. Radiator.

#### SITTING ROOM

**15'3" x 14'3" (4.65m x 4.34m)**

Natural wood period fireplace surround with cast iron insert and granite hearth. Timber framed double glazed sash bay window to the front and timber framed double glazed window to the side. Two wall light points. Cornice and ceiling moulding. Radiator.

#### DINING ROOM

**17' x 12'7" (5.18m x 3.84m)**

Timber framed double glazed sash window to the side. Timber framed window to the rear. Ceiling moulding and coved cornice. Ceiling rose. Radiator. Glazed/panelled door to:

#### CONSERVATORY

**12'8" x 11'11" (3.86m x 3.63m)**

Brick to the lower section, timber framed and double glazed beneath a glass roof. French windows to the gardens. Tiled floor. Radiator.

#### REAR HALL

Panelled/glazed door to the private rear parking area. Coved cornice. Radiator.

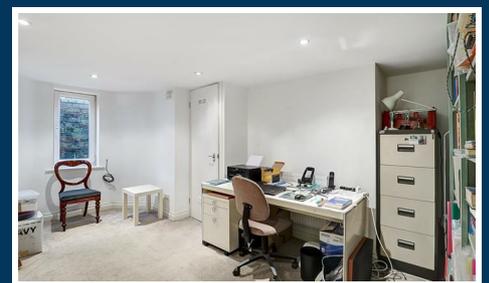
#### BREAKFAST KITCHEN

**14' x 13'1" (4.27m x 3.99m)**

Fitted with range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric double fan oven/grill and four ring gas hob with extractor/light above. Recess for a dishwasher and automatic washing machine. Space for a fridge/freezer. Timber framed double glazed windows to the rear. Two velux windows. Tile effect flooring. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC. Tile effect flooring.



## LOWER GROUND FLOOR

### OFFICE

15' x 14'2" (4.57m x 4.32m)

Fitted bookshelves. PVCu double glazed window to the front. Concealed floor standing boiler. Recessed low-voltage lighting. Radiator.

## FIRST FLOOR

### LANDING

Spindle balustrade staircase to the second floor. Recessed low-voltage lighting. Ceiling rose. Picture rail.

### BEDROOM ONE

17'9" x 15'3" (5.41m x 4.65m)

Fitted with a six door range of wardrobes containing hanging rails and shelving with cupboards above. Built-in closet containing hanging rails and shelving with cupboards above. Timber framed double glazed sash bay window to the front. Recessed low-voltage lighting. Coved cornice. Radiator.

### BEDROOM TWO

12'7" x 12' (3.84m x 3.66m)

White/chrome vanity wash basin with mixer tap. Timber framed window to the rear. Coved cornice. Vertical radiator.

### BATHROOM/WC

7'6" x 7'6" (2.29m x 2.29m)

Fitted with a white/chrome suite comprising panelled bath set within tiled surrounds with mixer tap and thermostatic shower above, pedestal wash basin with mixer tap and low-level WC. Airing cupboard with shelving and radiator. Timber framed double glazed sash window to the rear. Wood flooring. Chrome heated towel rail.

## SECOND FLOOR

### LANDING

Velux window.

### BEDROOM THREE

16' x 13'3" (4.88m x 4.04m)

Wood flooring. Two velux windows. Recessed low voltage lighting.

### EN SUITE SHOWER ROOM/WC

7'4" x 7'4" (2.24m x 2.24m)

White/chrome pedestal wash basin and low-level WC set within tiled surrounds. Panelled enclosure with thermostatic shower, extractor fan and recessed low-voltage lighting. Two velux windows. Wood flooring. Recessed low-voltage lighting. Chrome heated towel rail

## OUTSIDE

Pedestrian access from The Downs and vehicular access from New Street via a shared driveway with private parking for four cars.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

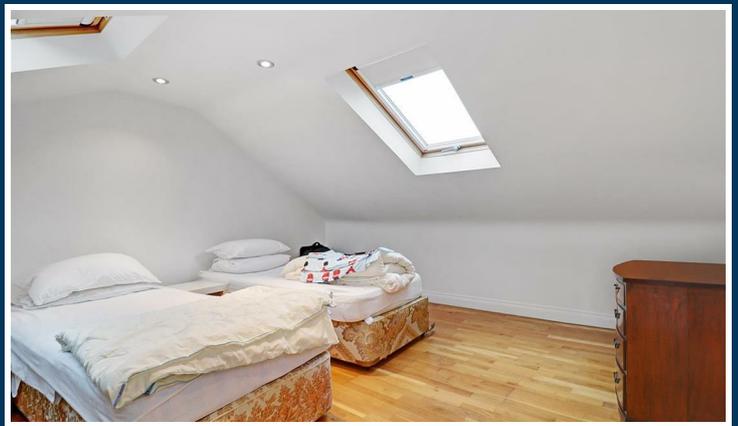
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band F

## NOTE

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



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**BASEMENT**  
APPROX. 23.5 SQ. METRES (252.9 SQ. FEET)



**OFFICE**  
4.57M X 4.32M  
(15' X 14'2")

**HALLWAY**

**FIRST FLOOR**  
APPROX. 50.2 SQ. METRES (540.1 SQ. FEET)



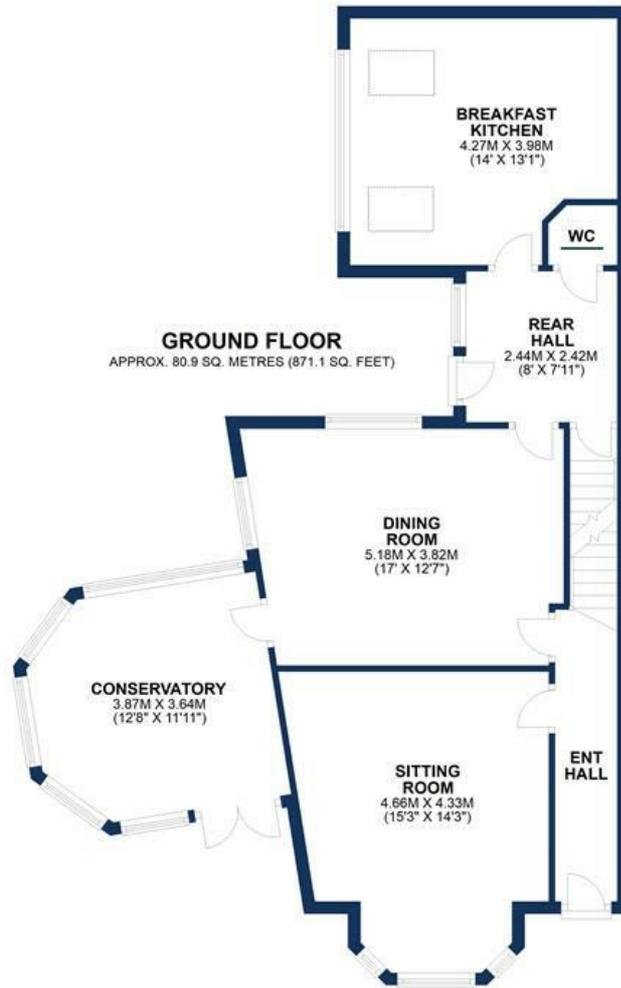
**BATHROOM**  
2.28M X 2.27M  
(7'6" X 7'6")

**LANDING**

**BEDROOM 2**  
3.82M X 3.66M  
(12'7" X 12')

**BEDROOM 1**  
5.40M X 4.64M  
(17'9" X 15'3")

**GROUND FLOOR**  
APPROX. 80.9 SQ. METRES (871.1 SQ. FEET)



**BREAKFAST KITCHEN**  
4.27M X 3.98M  
(14' X 13'1")

**WC**

**REAR HALL**  
2.44M X 2.42M  
(8' X 7'11")

**DINING ROOM**  
5.18M X 3.82M  
(17' X 12'7")

**CONSERVATORY**  
3.87M X 3.64M  
(12'8" X 11'11")

**SITTING ROOM**  
4.66M X 4.33M  
(15'3" X 14'3")

**ENT HALL**

**SECOND FLOOR**  
APPROX. 24.2 SQ. METRES (261.0 SQ. FEET)



**BEDROOM 3**  
4.88M X 4.04M  
(16' X 13'3")

**LANDING**

**EN-SUITE**  
2.24M X 2.22M  
(7'4" X 7'4")

TOTAL AREA: APPROX. 178.8 SQ. METRES (1925.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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