



## 21 NORMAN ROAD | ALTRINCHAM

£525,000

An extended and superbly presented bay fronted Victorian end of terrace house positioned within the Linotype Conservation Area. The accommodation briefly comprises covered porch, wide entrance hall, sitting room with feature fireplace, spacious dining room, fitted breakfast kitchen with integrated appliances and French windows to the rear, cloakroom/WC, three bedrooms and well appointed bathroom/WC. Gas fired central heating and PVCu double glazing. Attached garage. Landscaped gardens and off road parking. Further potential subject to approval. Ideal location approximately half a mile from Altrincham town centre and a short distance to John Leigh park.



POSTCODE: WA14 4EB

## DESCRIPTION

Norman Road is positioned within the Linotype Conservation Area with surrounding period properties of varying design combining to create an attractive setting. Approximately a ½ mile distance is the shopping centre of the market town of Altrincham with its highly popular Market Hall which 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.

This bay fronted Victorian end of terrace house enjoys tree lined views to both the front and rear aspects and typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings, decorative ceiling mouldings and panelled doors complemented by modern enhancements such as gas fired central heating and PVCu double glazing throughout.

The superbly presented accommodation is approached beyond a covered porch with sympathetically designed composite front door. The wide entrance hall provides access to each of the reception rooms and importantly the breakfast kitchen. Toward the front there is an elegant sitting room with the focal point of a period cast iron fireplace surround complete with decorative tiled insert, whilst to the rear a spacious dining room overlooks the landscaped grounds. Forming part of the extension the breakfast kitchen is fitted with a comprehensive range of units alongside quartz work surfaces and also provides ample space for all appliances. Furthermore, double opening French windows lead onto the delightful rear gardens. Completing the ground floor there is a modern cloakroom/WC.

At first floor level there are three excellent bedrooms, two of which feature cast iron fireplaces and the well appointed bathroom/WC features a modern white suite with chrome fittings set within tiled surrounds.

Externally off road parking is available within the driveway and the rear gardens have been landscaped to include an artificial lawn and stone paved terrace which is ideal for entertaining during the summer months.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Opaque double glazed/panelled wood grain effect composite front door and PVCu double glazed transom light.

#### ENTRANCE HALL

Spindle balustrade staircase to first floor. Under-stair storage cupboard. Laminate wood flooring. Coved cornice. Radiator.

#### SITTING ROOM

13'6" x 12'3" (4.11m x 3.73m)

Cast iron fireplace with open cast iron fire and tiled insert set upon a tiled hearth. Fitted media unit. PVCu double glazed bay window to the front. Two wall light points. Coved cornice. Picture rail. Virgin media point. Radiator.

#### DINING ROOM

11'5" x 10'8" (3.48m x 3.25m)

Bookshelves flanking both sides of the chimney breast. PVCu double glazed window to the rear. Laminate wood flooring. Two wall light points. Picture rail. Radiator.

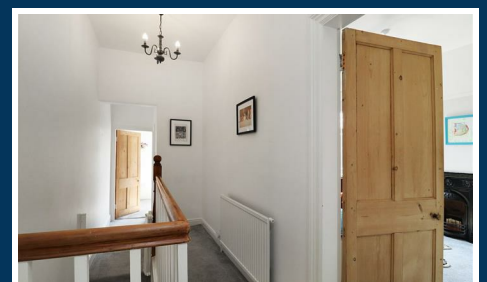
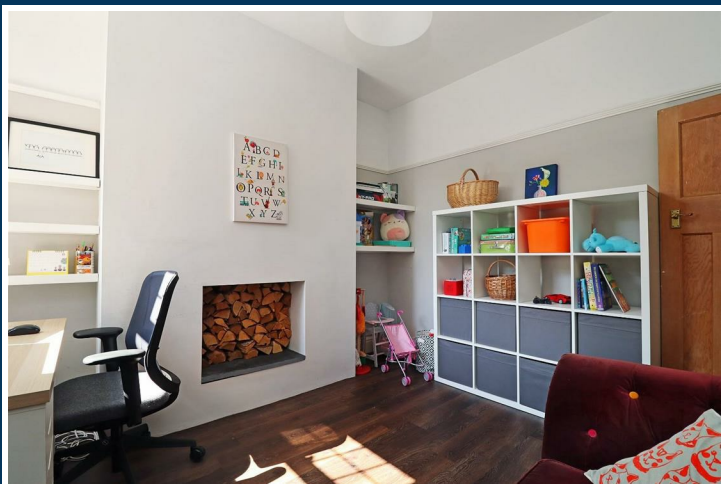
#### BREAKFAST KITCHEN

20'1" x 10'11" (6.12m x 3.33m)

Fitted with a range of matching wall and base units beneath quartz work surfaces/up-stands and under-mount stainless steel sink with mixer tap. Matching cloaks cupboard and concealed wall mounted gas central heating boiler. Recess for a wide range cooker with quartz splash-back and wide stainless steel chimney cooker hood above. Recess for fridge/freezer and dishwasher. Space for a washer/dryer. Ample space for a table and chairs. PVCu double glazed French windows to the rear. Two PVCu double glazed windows to the side. Wide velux window with integrated blind. Stone effect flooring. Recessed LED lighting. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled walls. Laminate wood flooring. Wall light point. Extractor fan.



## FIRST FLOOR

### LANDING

Spindle balustrade. Access to the partially boarded loft space via a folding ladder. Radiator.

### BEDROOM ONE

16' x 11'7" (4.88m x 3.53m)

Cast iron fireplace. Two PVCu double glazed windows to the front. Two wall light points. Coved cornice. Picture rail. Radiator.

### BEDROOM TWO

11'6" x 10'7" (3.51m x 3.23m)

PVCu double glazed window to the rear. Cast iron fireplace. Picture rail. Radiator.

### BEDROOM THREE

10'6" x 6'6" (3.20m x 1.98m)

PVCu double glazed window to the rear. Radiator.

### BATHROOM/WC

7'5" x 4'6" (2.26m x 1.37m)

Fitted with a modern white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower/hand-held attachment and screen above, wall mounted vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the side. Laminate wood flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

### OUTSIDE

#### ATTACHED GARAGE

Double opening timber doors to the front. Timber framed window and access to the rear. Light and power supplies.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

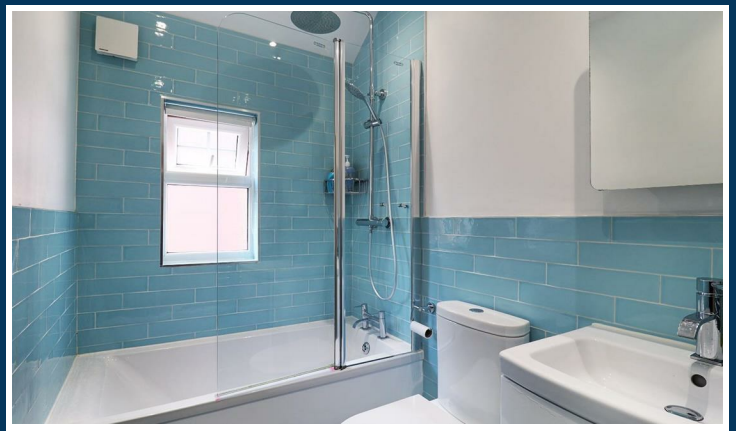
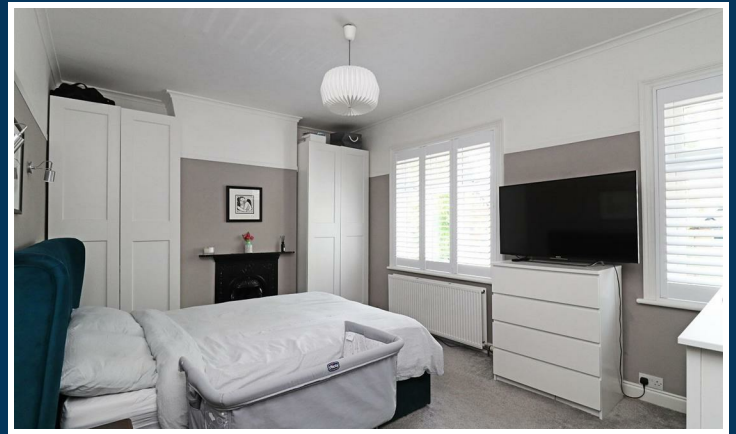
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band C

### NOTE

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

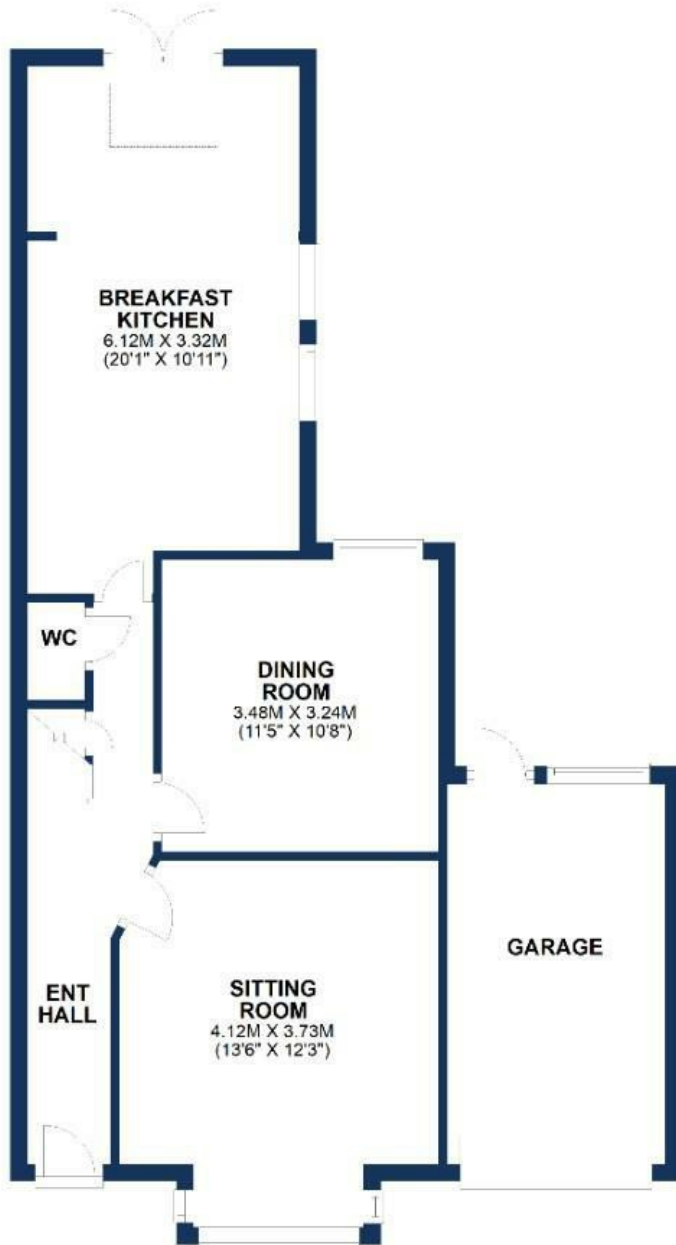


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## GROUND FLOOR

APPROX. 65.7 SQ. METRES (707.3 SQ. FEET)



## FIRST FLOOR

APPROX. 45.9 SQ. METRES (494.0 SQ. FEET)



TOTAL AREA: APPROX. 111.6 SQ. METRES (1201.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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