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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 39 Mayors Road

Altrincham, WA15 9RW



£750,000

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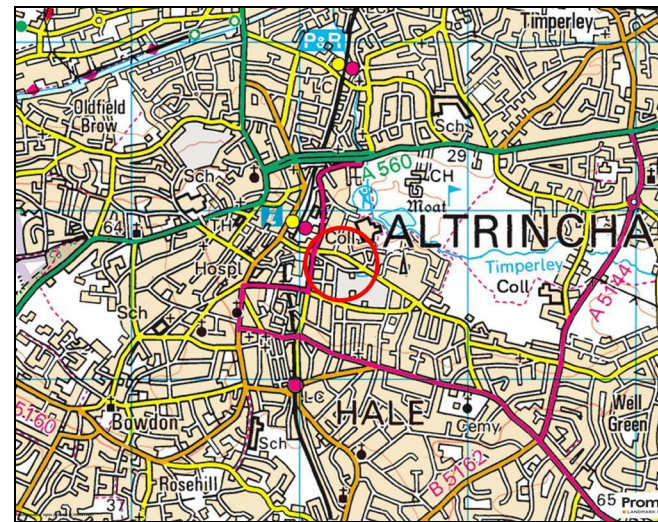
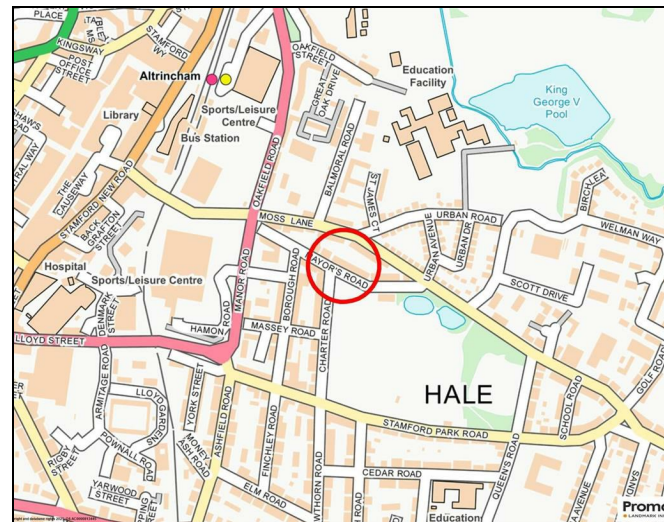
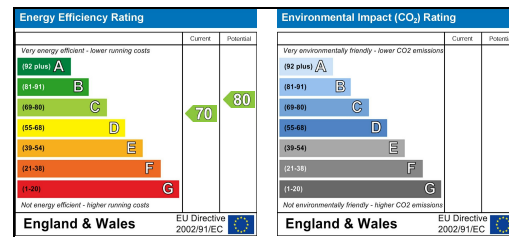


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## energy efficiency

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



# Overview

A SUPERBLY PROPORTIONED, BEAUTIFULLY PRESENTED, EXTENDED AND IMPROVED PERIOD TERRACED FAMILY HOME LOCATED IN A DESIRABLE NEIGHBOURHOOD CLOSE TO ALTRINCHAM TOWN CENTRE AND OPPOSITE THE OPEN SPACE OF STAMFORD PARK. 1728SQFT

Hall. 310sqft Living and Dining Room. 230sqft Breakfast Kitchen. Home Study. Four Double Bedrooms. Three Bath/Shower Rooms. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that 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

A beautifully presented and superbly positioned, bay fronted Victorian Terraced Property with extensive versatile accommodation arranged over Four Floors including Converted Loft and Cellars extending to 1728 square feet and positioned on this enormously desirable road overlooking the open space of Stamford Park to the front and within a few minutes' walk of Altrincham Town Centre, its facilities and the Metrolink and Stamford Park School.

The property is tastefully presented throughout having been comprehensively updated and improved to include a stunning, extended Kitchen, whilst retaining the period style of the house with traditional features such as high corniced ceilings, exposed floorboards and some attractive fireplace features.

The genuine family living space provides an impressive 310 square foot Living and Dining Room to the Ground Floor with steps down to the fabulous 230 square foot extended Breakfast Kitchen with full width Crittall doors and windows giving access to and overlooking the Gardens.

There are Four Double Bedrooms served by Three Bath/Shower Rooms including one Bedroom positioned to the Lower Ground Floor Converted Cellars. Also, at this Level is a useful Home Study.

Externally, this property enjoys Residents On Street Permit Parking, a Garden frontage and a particularly appealing rear Garden laid to artificial grass for ease of maintenance with timber fence enclosure and a timber decked Sitting Area to the far end of the Garden to maximise the movement of the sun throughout the day.

A fabulously styled property.

Comprising:

Entrance Porch. Hall with staircase to the First Floor and exposed floorboards which continues into the Living and Dining Room and is a feature retained within a number of the Bedrooms.

310 square foot through Living and Dining Room with the Living Area having a wide bay window enjoying aspects towards Stamford Park to the front and featuring an impressive fireplace surround with inset cast iron multi-fuel stove fireplace feature and with custom-built cabinets and shelving to either side of the chimney breast.

This room opens directly into the Dining Area with custom-built floor-to-ceiling cabinets. A door leads to the Converted Cellars and two openings, one forming a Juliette Balcony overlooking the Breakfast Kitchen, and the other with steps leading down to the same.

The Kitchen has been superbly styled and designed combining modern and traditional themes and with attractive flooring, full height Crittall windows and French doors with exposed brick surround giving access to and enjoying aspects to the Gardens with additional natural light provided by three skylight windows inset into the vaulted ceiling.

The Kitchen has a range of traditional style units with worktops over arranged around a central island unit with Quartz worktop incorporating a breakfast bar. There are two Belfast style sink units, and appliances to include a combination microwave oven and dishwasher plus an American-style freestanding fridge freezer which maybe available to the incoming purchasers subject to further negotiation. A feature that the seller is particularly proud of is the corner Pantry cupboard – a 'must have' for every Family Home.

Lower Ground Floor Hall.

Home Study with wood finish flooring and a large window to deep light well to the front. This room houses the combination gas central heating boiler. A door leads to:

Guest Bedroom Four with a window to the rear and wood finish flooring.

En Suite Shower Room with white suite with chrome fittings with wash hand basin, WC and enclosed shower cubicle. Extensive tiling to the walls and floor.

First Floor Landing with doors to the Bedroom accommodation and a further staircase leading to the Second Floor.

Bedroom One with two sash design windows to the front. Cast iron fireplace and custom-built wardrobe.

Bedroom Two with window to the rear. Cast iron fireplace and custom-built wardrobes.

The Bedrooms on this floor are served by the Family Bathroom, fitted with a white suite with chrome fittings comprising of a bath, wash hand basin, WC and enclosed shower cubicle with tiling to the walls and floor and a window to the rear.

Second Floor Landing leading to:

Principal Bedroom Three with a window enjoying a far reaching view to the rear and two further double glazed Velux skylight windows inset into the part-sloping ceiling. Under eaves built-in wardrobe space.

This Bedroom is served by the En Suite Shower Room which is fitted with a white suite with chrome fittings providing a WC, wall-hung wash hand basin, large, enclosed shower cubicle. Extensive tiling to the walls and floor, chrome ladder radiator. Double glazed skylight Velux window.

A superbly styled home in a great location!

- Freehold
- Council Tax band D

Approx Gross Floor Area = 1728 Sq. Feet  
= 160.6 Sq. Metres

