



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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£1,150,000

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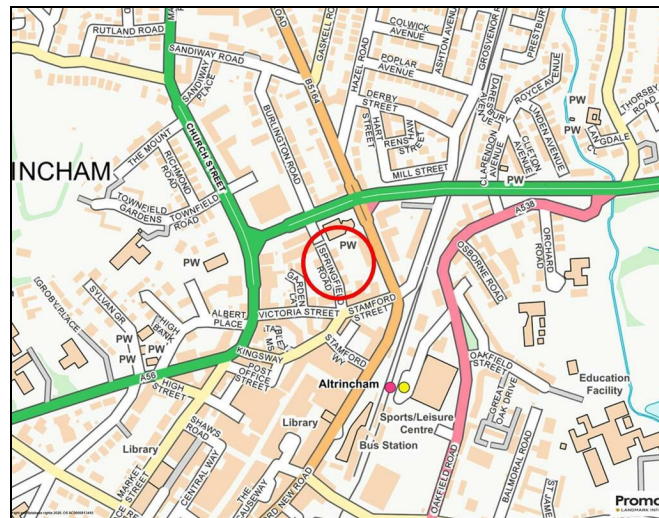
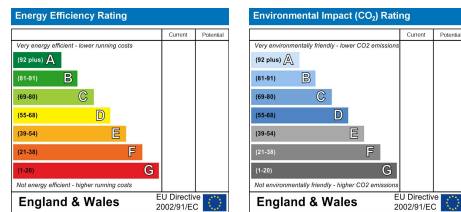


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energy efficiency

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



overview

A SPACIOUS AND WELL APPOINTED VICTORIAN SEMI DETACHED FAMILY HOME IN THE HEART OF THE TOWN CENTRE PROVIDING VERSATILE ACCOMMODATION OVER FOUR FLOORS, INCLUDING CONVERTED CELLARS. 2586SQFT

Porch. Hall. Lounge. Dining Room. 3000sqft Live In Breakfast Kitchen. Lower Ground Floor Playroom/Study/Bedroom. Home Office. Utility Room. WC. Five Double Bedrooms. Four Bath/Shower Rooms. Driveway. Lovely Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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 fantastic Victorian Semi Detached family home with extensive and versatile accommodation arranged over Four Floors including Converted Cellars, extending to approximately 2600 square feet and enjoying a fantastic location right in the heart of Altrincham Town Centre with its amenities, the popular Market Quarter and Metrolink all within a few minutes walk.

As such, the property is ideally located within walking distance of Altrincham C of E and St. Vincents Primary Schools and Wellington School and within easy reach of Altrincham Boys and Girls Grammar Schools.

The property blends traditional period style features such as high corniced intricate ceilings, an impressive spindle balustrade staircase leading through the floors and reproduction sash design shuttered windows and with high specification Kitchen and Bathroom fittings.

The accommodation provides a spacious Lounge and Dining Room to the Ground Floor, in addition to a 300 square foot Live In Breakfast Kitchen with garden access.

The Lower Ground Floor Converted Cellars provide an additional Reception Room, ideal as a Playroom, Study or Guest Bedroom, in addition to a Home Office with a self contained entrance from the front of the property There is also a Utility Room, Shower Room and WC giving the facility to create a self contained living space to the Lower Ground Floor.

Over the Two Upper Floors are Five excellent Double Bedrooms served by Three well appointed Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Walk in Wardrobe and En Suite Bathroom.

Externally, the whole of the front of the property has been block paved returning down the side of the house providing good off street parking for a number of vehicles and benefits from an electric vehicle charging point. In addition to the main front door entrance, there is as previously described a Lower Ground entrance door to the Converted Cellars.

The Garden Area to the rear is accessed via two sets of French doors from the Live In Breakfast Kitchen to a large stone paved patio area that returns to a further 'L' shaped patio within which there is a brick built barbeque and this area is positioned to enjoy the afternoon and evening sun.

The patio is enclosed within an area of artificial grass for ease of maintenance and there are deep borders with tall brick wall and fence enclosure and substantial trees providing screening.

A fantastic family sized home in an enormously convenient location.

- Freehold
- Council Tax Band F

