



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 1 Groby Road

Altrincham, WA14 1RS



£1,350,000

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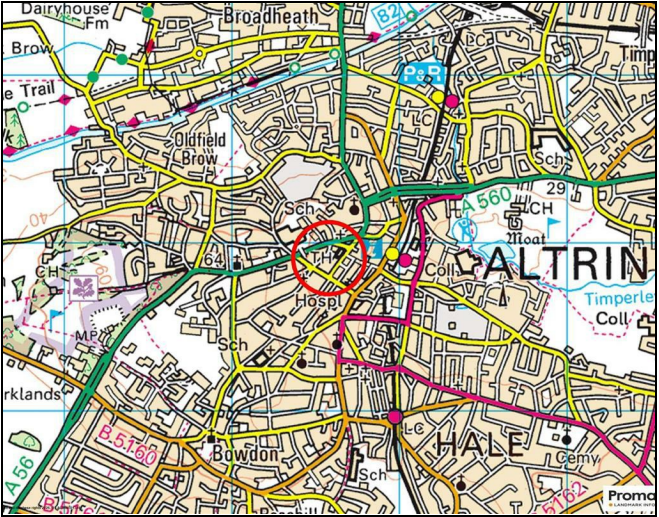
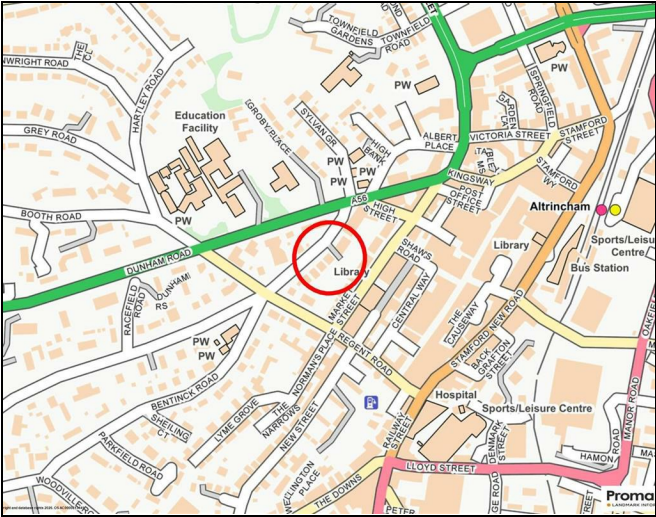
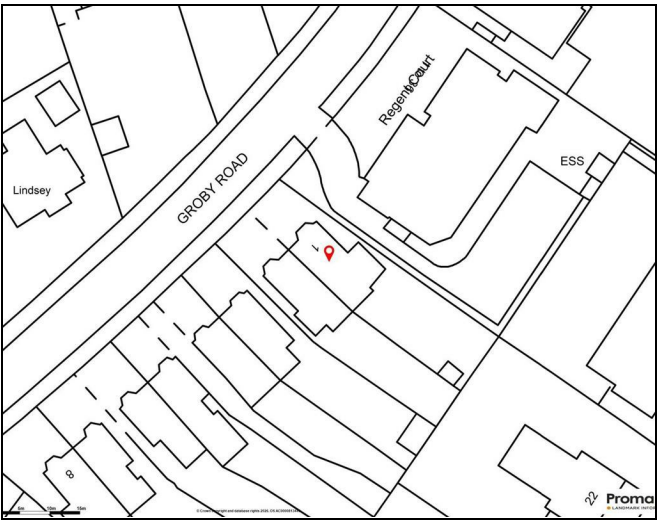
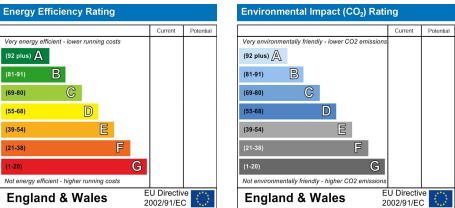


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# energy efficiency

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



# overview

A SUPERB PERIOD SEMI DETACHED ARRANGED OVER FLOORS AND FEATURING A LOVELY GARDEN, LOCATED RIGHT IN THE HEART OF THE TOWN CENTRE WITHIN A MOMENTS WALK OF THE MARKET QUARTER. 2936sqft.

Porch. Hall. WC. Lounge. Dining Room/Study. 350sqft Open Plan Live In Dining Kitchen. Family/Cinema Room. Gym. Utility. Five Double Bedrooms. Three stylish Baths/Showers. Driveway. Great Garden.



**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 superbly proportioned and enormously attractive, Period Semi Detached family home, perfectly located right at the heart of Altrincham Town Centre with its facilities, shops, Metrolink and the popular Market Quarter all within a few minutes walk.

The property offers extensive and versatile accommodation arranged over Four Floors including Converted Cellars extending to approximately 3000 square feet and has a wealth of attractive features retained to include impressive fireplace features, stripped timber internal panelled doors, high corniced ceilings and an impressive staircase rising through to the floors.

The accommodation offers superbly balanced Family Living Space, providing Two Reception Rooms to the Ground Floor, in addition to a fantastic 350 square foot Open Plan Live In Dining Kitchen.

The Lower Ground Floor Converted Cellars provide an additional Family Room or Cinema Room, Gym, Utility Room and extensive sub floor storage.

Over the Two Upper Floors are Five Double Bedrooms served by Three well appointed Bath/Shower Rooms including a particularly attractive Principal Bedroom with wide bay window and En Suite.

Externally, to the front of the property, there is good off street parking for four cars, whilst the plot widens considerably from front to rear creating a superbly sized back Garden, much larger than might be expected this close to the centre of town with timber decked, lawned and patio sittings areas create a lovely setting and ideal family space.

A first class property in a great location which is highly recommended.

- Freehold
- Council Tax Band F

