



11 SANDIWAY ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £400,000

An attractive Grade II listed Georgian end terraced house positioned in a popular location adjacent to the award winning town centre. The superbly presented accommodation briefly comprises entrance hall, sitting room with double opening glazed doors to the dining room, fitted kitchen with a range of integrated appliances, primary bedroom with built-in furniture and en suite shower room/WC, further double bedroom with built-in wardrobes and bathroom/WC with separate shower enclosure. Loft room currently used as a study. Off road parking within the driveway. Private courtyard garden to the rear. Gas fired central heating.

POSTCODE: WA14 1HU

DESCRIPTION

This attractive Georgian end of terrace house occupies part of this highly favoured conservation area and contains properties of similar age and varying design all of which combine to create an exceptional setting. In addition there is the convenience of the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of small independent retailers and informal dining options. In addition, the Metrolink station provides a frequent commuter service into the City of Manchester.

The superbly presented accommodation is approached beyond a welcoming entrance hall and still offers much of the original character and charm. To the front there is a superbly proportioned sitting room with the focal point of a wood burning stove set upon a stone hearth and double opening glazed doors lead onto the spacious dining room which is ideal for formal entertaining. The kitchen is fitted with a range of Shaker style units complemented by integrated appliances and there is access to the delightful courtyard garden with paved seating area.

At first floor level the generous primary bedroom benefits from built-in wardrobes and en suite shower room/WC. A further double bedroom with built-in wardrobes is served by the bathroom/WC complete with separate shower enclosure and freestanding bath.

The loft room is currently used as a study and accessed from the landing via a space saving staircase. There is also provision for storage within the eaves.

Externally there is off road parking within the block paved driveway. An adjacent York stone footpath with cobblestone border leads to the front of the house flanked by a garden laid mainly to lawn and screened from the carriageway by mature borders. To the rear a walled courtyard garden benefits from a high degree of privacy and is ideal for alfresco dining.

Gas central heating has been installed together with timber framed laminated glass windows.

In conclusion, a Grade II listed Georgian House in close proximity to the town centre and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

Approached through a panelled hardwood front door beneath a brick arch and fan light window. Providing individual access to each of the reception rooms. Decorative coved cornice and ceiling rose. Wood flooring. Covered radiator.

SITTING ROOM

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

A bright reception room with the continuation of the wood flooring. Wood burning stove and stone hearth. Built-in storage cupboard. Timber framed sash window to the front. Two wall light points. Decorative coved cornice and ceiling rose. Covered radiator. Double opening glazed doors to:

DINING ROOM

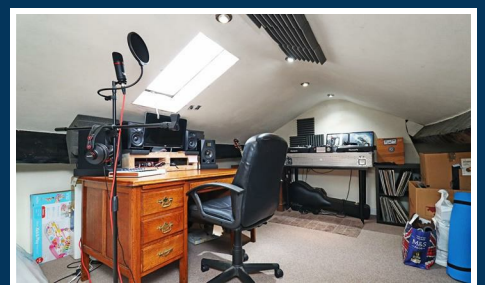
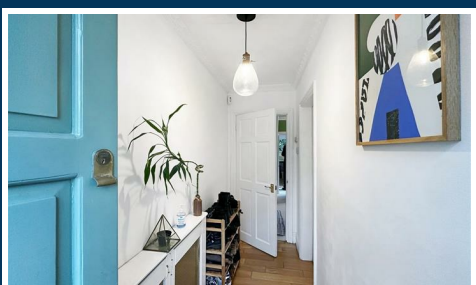
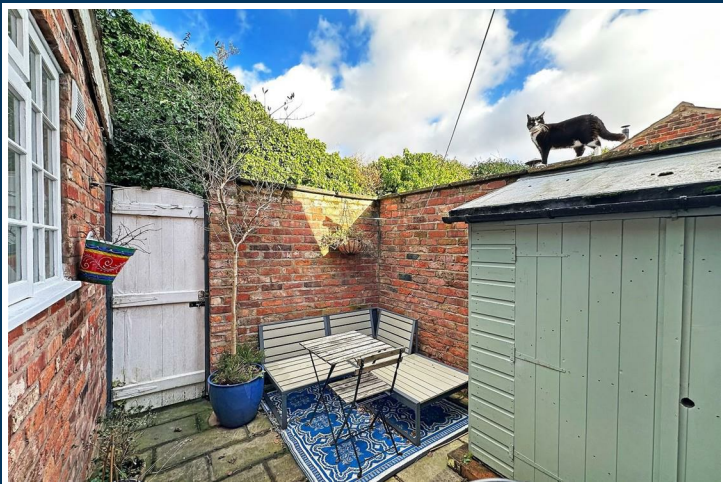
16'4" x 9'11" (4.98 x 3.02)

A full width reception room with spindle balustrade staircase to the first floor. Timber framed sash window to the rear with panelled shutters. Decorative coved cornice and ceiling rose. Wall light point. Covered radiator.

KITCHEN

12'5" x 7'0" (3.78 x 2.13)

Fitted with a range of Shaker style wall and base units beneath heat resistant work surfaces and inset 1 ½ bowl ceramic drainer sink with panelled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob with extractor/light above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Glazed/panelled hardwood door to the side. Timber framed windows to the side and rear. Tiled floor. Recessed LED lighting. Extractor fan. Coved cornice. Radiator.



FIRST FLOOR: LANDING

Access to the loft room via a space saving paddle staircase. Coved cornice.

BEDROOM ONE

11'11" x 11'7" (3.63 x 3.53)

Four door range of built-in wardrobes containing hanging rails and shelving. Timber framed sash window to the front. Wood flooring. Coved cornice and ceiling rose. Covered radiator.

EN SUITE SHOWER ROOM/WC

Traditional white/chrome pedestal wash basin and low-level WC. Tiled enclosure with thermostatic shower and extractor fan. Wood flooring. Recessed LED lighting. Coved cornice. Chrome heated towel rail.

BEDROOM TWO

10'2" x 8'6" (3.10 x 2.59)

Built-in wardrobes containing hanging rails and shelving. Timber framed window to the rear. Coved cornice and ceiling rose. Dado rail. Covered radiator.

BATHROOM/WC

Fitted with a traditional white suite comprising free standing roll-top bath, pedestal wash basin and low-level WC. Separate tiled shower enclosure with thermostatic shower. Built-in storage cabinet. Timber framed window to the rear. Tiled floor. Recessed LED lighting. Shaver point. Panelled dado. Coved cornice. Chrome heated towel rail.

SECOND FLOOR: LOFT ROOM

16'7" x 8'9" (5.05 x 2.67)

Currently used as a study with recessed LED lighting and power supplies. Wall mounted gas central heating boiler. Eaves storage cupboards. Turned spindle balustrade. Roof light.

OUTSIDE

Off road parking within the driveway and private courtyard garden to the rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession on completion.

TENURE

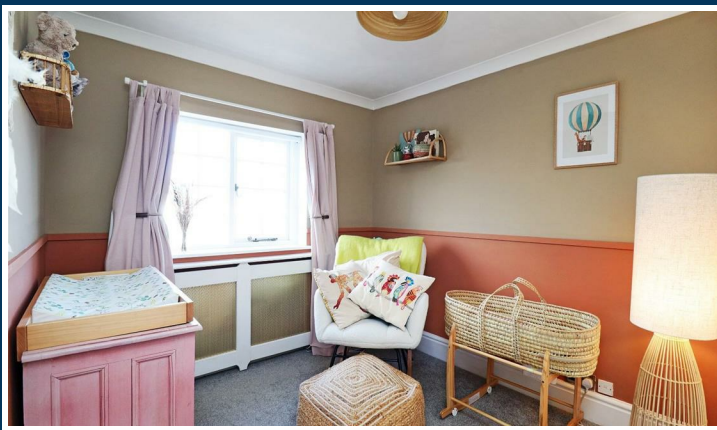
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

Band D.

NOTE

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



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GROUND FLOOR

APPROX. 41.8 SQ. METRES (450.3 SQ. FEET)



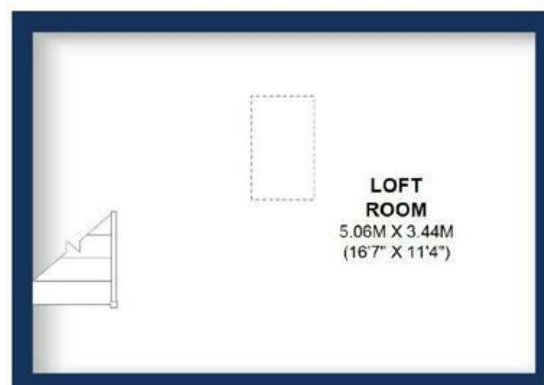
FIRST FLOOR

APPROX. 34.5 SQ. METRES (371.5 SQ. FEET)



SECOND FLOOR

APPROX. 17.4 SQ. METRES (187.6 SQ. FEET)



TOTAL AREA: APPROX. 93.8 SQ. METRES (1009.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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