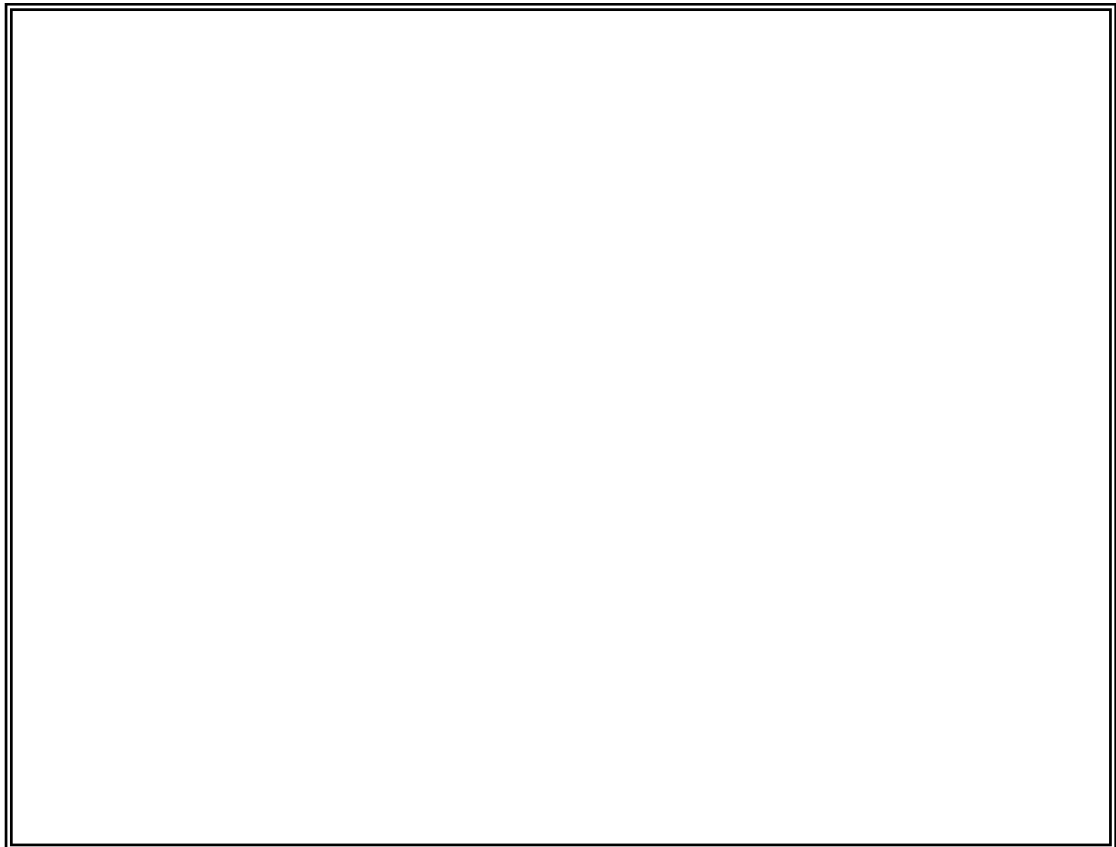


**ARGUABLY ONE OF THE FINEST EXAMPLES OF AN ENLARGED AND
REFUBISHED EARLY VICTORIAN HOUSE A SIX BEDROOMED CLASSIC
VICTORIAN RESIDENCE WHICH MUST SURELY BE VIEWED TO
APPRECIATE THE QUALITY OF FINISH THROUGHOUT.**



6a Groby Place, Altrincham, Cheshire, WA14 4AL

£1.275M

Particulars of:

6a Groby Place, Altrincham, Cheshire, WA14 4AL

Thoroughly refurbished and beautifully presented by our clients this house has been the programme of complete renovation and extension in recent times and now offers one of the finest properties of its type to come to the market in recent times.

Briefly the gas centrally heated accommodation comprises an entrance vestibule and striking Gothic style hallway with downstairs cloakroom. The ground floor comprises a formal drawing room, classic dining room, breakfast room, kitchen, secondary kitchen and utility room. Leading from the breakfast room is an independent suite which sits above the garage with a bedsitting area and en-suite facilities. At first and second floor levels leading from two half landings are a master bedroom with en-suite facilities, three further bedrooms and a family bathroom, whilst at second floor level are two further bedrooms making six in all. One of the focal points of the house will be the magnificent cellar conversion which comprises a large reception area, television/family room, study, shower room and secondary utility areas. Whilst externally is a substantial double garage, ample forecourt parking and the gardens as described overleaf.

Much care and attention has been spent by our clients in presenting this house to a light, tasteful contemporary theme, yet retaining nearly all of the classic early Victorian features such as deep moulded ceiling cornicing, tall skirting boards, dado rails and picture rails. Most rooms have original fireplaces, and the kitchen and all the bathrooms are presented to the highest possible standard.

This area is generally characterised by a mixture of substantial Victorian houses and new executive style modern houses. It is located within easy walking distance of Altrincham town centre with its Metrolink service into Manchester. Hale's fashionable village lies within five minutes drive with its range of shops and restaurants. The urban motorway network and International Airport are on the doorstep. The Green Belt and National Trust land is also within five minutes drive.

DIRECTIONS

Travelling into Altrincham along the A56 proceed through the yellow speed camera, through the first set of traffic lights. Look carefully for Groby Place on the left hand side, and the house will be found in the top right hand corner.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE AND HALLWAY 9.4 x 1.81(30'10" x 5'11") a striking entrance with limestone flooring. Gothic archway leading to the main entrance hallway with stripped polished floor boarding and staircase to first floor and landing. Central heating radiator with its own canopy. Central ceiling rose. Dado rail. Victorian style radiators.

INNER HALLWAY 2.08 x 4.25 (6'10" x 13'11") with half flight of stairs to inner hallway and access to the lower ground floor and full basement conversion.

Leading from the entrance hallway is a downstairs cloakroom.

DOWNSTAIRS CLOAKROOM with a contemporary Villeroy and Boch suite comprising low level wc, oval wash basin, wall mounted stainless steel heated towel rail. Recessed downlighters.

DRAWING ROOM 6 x 5.79 (19'8" x 19'0") measured into bay the focal point of which is a striking marble fireplace surround with cast iron inset. Slate hearth and coal effect gas fire. Picture windows to front and side. Central heating radiator. Deep moulded ceiling cornicing. Picture rail. Central ceiling rose. Display shelving with cupboards beneath. Dimmer controlled lighting. Original wooden shutters.

DINING ROOM 7.14 (23'5" x 23'5") measured into alcove x 4.09 (13'5") narrowing to 3.11 (10'2") in the alcove area again a striking feature fireplace with tiled hearth. Stripped polished floorboarding. Deep moulded ceiling cornicing. Large picture window. Victorian style radiators. Wall light points. Original wooden shutters.

BREAKFAST ROOM AND KITCHEN 8.5 x 4.2 (27'10" x 13'9") widening to 5.5 (18'0") separated into distinct areas. There is an informal sitting area with French doors opening onto a private decked area overlooking the rear garden. There is a tall display unit with built-in plasma television in the corner, a wood burning stove. Recessed downlighters and Victorian style radiator. The kitchen has been comprehensively re-fitted with a range of solid units comprising inset stainless steel sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark granite working surfaces. Central island with dark granite worktops doubling as a breakfast bar with stainless steel pan drawers and a Miele hob with stainless steel ceiling mounted canopy. Built-in Miele double oven, large American style stainless steel fridge freezer. Integrated dishwasher. Recessed downlighters. Additional sitting area with twin French doors opening onto the private decked area. Limestone tiling. Underfloor tiled heating.

SECONDARY KITCHEN 4.15 x 2.67 (13'7" x 8'9") with a built-in four oven Aga with twin hot plate with stainless steel backing and extractor over. Integrated Miele dishwasher. Belfast sink with a range of base cupboards and dark granite working surfaces. Fitted shelving and recessed ceiling downlighters. A tall built-in dresser with concertina doors and granite shelving. Limestone tiling.

UTILITY ROOM 4.59 x 1.88 (15'1" x 6'2") Belfast sink with polished beech working surfaces. Plumbing and space for washer and dryer. Recessed ceiling downlighters. Built-in storage cupboard. Courtesy door to rear garden. Limestone tiling.

Staircase from inner hallway to lower ground floor

LOWER GROUND FLOOR

Approached via limestone staircase to a reception area with solid oak floor which runs throughout much of the basement conversion.

RECEPTION AREA 4.4 x 2.2 (14'5" x 7'3")

SITTING ROOM 5.33 x 4.01 (17'6" x 13'2") with a floor to ceiling Cheshire brick fireplace incorporating a stove. French doors opening into a small lit patio. Recessed downlighters. Television point. Built-in fitted cupboards and shelving. Central heating radiator. Solid oak floor.

STUDY (FRONT) 5.66 x 3.5 (18'6" x 11'6") with a range of fitted office furniture including a desk with drawers and cupboards beneath. Fitted bookshelving and additional display areas to all walls. Central heating radiator. Large walk-in storage cupboard. Recessed downlighters. Solid oak floor.

ADDITIONAL UTILITY AREAS 3.6 x 4.2 (11'10" x 13'9") overall Belfast sink with polished beech worktops. Plumbing and space for washer and dryer. Limestone floor throughout.

SECONDARY UTILITY AREA housing the Potterton gas fired central heating boiler (two boilers) and Megaflow system .Courtesy door opening onto the rear courtyard and garden. Limestone flooring.

SHOWER ROOM 3.88 x 1.5 (12'8" x 4'11") with complementary limestone wall and floor tiles. A contemporary white suite of vanity wash basin, low level wc, large walk-in double shower with thermostatic power shower with several jets. Fitted shelving and wall mounted heated towel rail.

Staircase from main hallway to first floor and half landing.

FIRST FLOOR & LANDING

HALF LANDING providing access to two bedrooms and a family bathroom. Further flight of stairs leading to a full landing.

FULL LANDING 5.9 x 2.43 (19'4" x 8'0") including half flight of stairs to first floor and second floor. Half timbered walls to dado rail height. Upper part of the landing with a transparent roof light. Wall light point. Victorian style radiator.

MASTER BEDROOM (FRONT) 6.08 x 4.52 (19'11" x 14'10") with a striking feature fireplace and stone hearth. Moulded ceiling cornicing. Picture rail. Picture windows with shutters. Two Victorian style radiators. Solid oak floor. Wall light points. Dimmer controlled lighting.

EN-SUITE SHOWER ROOM (Villeroy and Boch) 3.3 x 2.05 (10'10" x 6'9") with complementary wall and floor limestone tiling. Bidet. Low level wc. Oval wash basin. Walk-in double wet area with tinted glass shower screen. Wall mounted stainless steel heated towel rail. Recessed downlighters. Wall light point.

BEDROOM TWO 5.5 x 4.5 (18'0" x 14'9") with a good range of top quality built-in wardrobes. Double leaf radiator. Vanity wash basin (Victorian style). Moulded ceiling cornicing. Picture rail. Recessed downlighters.

Approached from the mezzanine landing is bedroom three.

BEDROOM THREE 4.1 x 3.55 (13'5" x 11'8") original cast iron fireplace with carved timber surround. Circular wash basin with cupboards beneath. Fitted desk with shelving and book casing. Victorian style radiator. Recessed downlighters. Solid oak flooring.

BEDROOM FOUR 4.4 x 3.97 (14'5" x 13'0") original cast iron fireplace with carved timber surround. Wash basin with granite plinth. Range of fitted bedroom furniture. Dimmer controlled lighting. Solid oak floor.

FAMILY BATHROOM 4.4 x 2.65 (14'5" x 8'8") beautifully refitted in a Victorian style comprising large vanity Villeroy and Boch wash basin, Villeroy and Boch low level wc, fully tiled and enclosed shower cubicle with thermostatic shower with steam facility and tinted shower doors. Roll top ball and claw standalone oval bath with telephone shower attachment. Half tiled walls. Original fireplace. Heated towel rail/Victorian style radiator. Recessed downlighters. Wall light point. Shaver point.

Half flight of stairs to upper floor from the main landing.

UPPER FLOOR

BEDROOM FIVE 4.13 x 3.55 (13'6" x 11'8") original cast iron fireplace. Built-in double wardrobe. Vanity wash basin with cupboards beneath. Fitted desk. Double leaf radiator. Dimmer controlled lighting.

BEDROOM SIX 3.9 x 3.54 (12'9" x 11'7") original cast iron fireplace with timber surround. Fitted wardrobes and storage cupboards. Fitted bedhead. Desk. Television point. Dimmer controlled lighting. Central heating radiator.

Accessed from the breakfast room and kitchen is an independent suite located over the top of the double garage. Approached via a flight of half stairs the suite comprises:

Bedroom/sitting area with en-suite facilities.

INDEPENDENT SUITE

BEDROOM/SITTING AREA 6 x 3.8 (19'8" x 12'5") has a solid oak floor running through into the shower area. A vaulted ceiling with velux roof light and recessed downlighters. Contemporary vertically mounted central heating radiator. Television point. Eaves storage area.

BATHROOM AND DRESSING AREA 3.8 x 2.28 (12'5" x 7'6") a circular vanity wash basin on a solid plinth with fitted mirror and tiles adjacent. Recessed downlighters. Adjacent to which is a large walk-in wet area with low level wc, shower with thermostatic shower and fully tiled walls and complementary floor tiles with smoke glass shower screen.

Accessed via the breakfast room and adjacent to this area is a double garage.

EXTERNALLY

DOUBLE GARAGE 6.04 x 6.64 (19'10" x 21'9") with twin electric up and over doors. Light and power. Courtesy door to rear garden.

GARDENS the front garden is split almost equally between a shaped area of lawn with mature herbaceous borders flanked by mature hedging. There is a block paved driveway suitable for three to four vehicles. There is outside security lighting To the rear are delightfully landscaped gardens. To the aforementioned decked area sits immediately adjacent to the breakfast room. Adjacent to the lawn are mature herbaceous borders, a flagged patio area enclosed by an original Victorian brick wall, and there is a good selection of mature foliage both in the garden and gardens adjacent affording an excellent level of privacy.

SERVICES: All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:

ASSESSMENT: Trafford Borough Council Council Tax Band ' G '

VACANT POSSESSION UPON COMPLETION

VIEWING: By appointment through the Agent.

N.B. The appliances at this property have not been tested by ourselves.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.