

John N
Hilditch & Co



**8 HIGHER DOWNS, ALTRINCHAM,
CHESHIRE, WA14 2QL**

OCCUPYING ARGUABLY ONE OF THE MOST CONVENIENT LOCATIONS
YET SET IN A QUIET BACKWATER A BEAUTIFULLY RESTORED FOUR
STOREY PERIOD HOUSE RETAINING ALL OF ITS FINE ORIGINAL
FEATURES YET COMBINED WITH EVERY MODERN ADAPTATION AND
CONVENIENCE.

£945,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
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DESCRIPTION

Thoroughly restored this beautifully proportioned four storey period house occupies arguably one of the most convenient locations within the locality yet is set within a quiet backwater. Briefly the gas centrally heated accommodation comprises a wide welcoming entrance hallway, principal drawing room, formal dining room, refitted kitchen with hand painted units and granite worktops and a breakfasting area to the rear. At lower ground floor is a truly stupendous cellar conversion with reception area, informal lounge with tastefully arranged bar area, a formal study, utility room and rear access to the gardens. At first floor level is a master bedroom suite with large en-suite dressing room (formerly bedroom two), together with an en-suite bathroom, a further double bedroom and bathroom complete the floor, whilst at second floor level are three double bedrooms, a family bathroom and separate wc. Externally are the gardens and car parking facilities as described overleaf. This house is presented to a light, tasteful contemporary theme yet has retained all the fine original features of the early Victorian period. Deep moulded ceiling corning. Picture rails. Dado rails. Tall skirting boards and plasterwork are complemented by a neutral but tasteful decorative theme. The kitchen has been refitted as have the bathrooms to an excellent standard.

The area generally is characterised by a mixture of top quality period houses many of which have been completely refurbished. The area is well served by amenities being within walking distance of Altrincham town centre and its Metrolink services into Manchester. Hale's fashionable village lies within five minutes drive. The urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound.

DIRECTIONS

From the centre of Altrincham proceed up The Downs. After approximately three hundred yards take the right fork which then becomes Higher Downs. The property will be found on the left hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE HALLWAY 5.82 X 2.17 (19'1" X 7'2")

a wide welcoming entrance hallway with tall ceilings. Original moulded ceiling corning and plasterwork. Picture rails. Double leaf radiator within its own canopy. Attractive tiled floor. Staircase to lower ground floor and comprehensive cellar conversion and double doors opening through into the breakfast kitchen.

DRAWING ROOM (FRONT) 5.78 X 5.76 (18'11" X 18'10")

a grand principal entertaining room with 3.7 metre ceilings. Beautifully crafted central ceiling plaster rose. Deep moulded ceiling corning. Picture rail and tall skirting boards. Classic early Victorian bay window overlooking the front garden. The focal point of this room is a striking marble fireplace and hearth incorporating a wrought iron inset and space for a real fire. Stripped polished floorboarding. Five wall light points. Dimmer controlled lighting.

L SHAPED INNER HALLWAY 2.86 X 0.96 (9'4" X 3'1")

with further inner hallway heading into downstairs cloakroom.

DOWNSTAIRS CLOAKROOM 3.02 X 1 (9'11" X 3'3")

low level wc. Vanity wash basin. Dado rail with timber wall covering beneath. Recessed downlighters. Central heating radiator with its own canopy.

FORMAL DINING ROOM 6.48 X 4.37 (21'3" X 14'4")

focal point is a neat fireplace surround with recessed fire with coal effect gas fire. Polished timber floor boarding. Large picture window overlooking the rear garden. Tall ceilings. Deep moulded ceiling corning. Original window shutters. Double leaf radiator. Wall light points.

Double doors from the main entrance hallway leading into a breakfast room and kitchen.

KITCHEN 4.9 X 3.7 (16'0" X 12'1")

completely refitted with a range of hand painted units comprising inset 1_ bowl sink unit with a comprehensive range of base cupboards, drawers, matching eye level cupboards and dark granite worktops. Built-in stainless steel Britannia Range cooker with double oven, four ring gas hob and a griddle all contained within an original chimney breast with recessed downlighter and expelair. Integrated dishwasher, fridge and freezer. Attractive original stone floor which runs through into the breakfast room.

BREAKFAST ROOM 3.37 X 2.3 (11'0" X 7'7")

with French doors opening onto the rear garden and patio. Double leaf radiator. Recessed downlighters and television point.

Staircase from main hallway to lower ground floor.

LOWER GROUND FLOOR

Stone steps with concealed lighting leading to a fantastic basement conversion.

The basement is converted into several distinct areas and a stone flagged floor runs throughout. There is a reception area.

RECEPTION AREA 3.63 X 2.09 (11'11" X 6'10")

including the stair drop with central heating radiator and useful understairs storage recess.

Leading from the reception area is a large walk-in box room.

LARGE WALK-IN BOX ROOM

suitable for suit cases etc.

The front cellar chamber is set out as an informal living room.

INFORMAL LIVING ROOM 5.54 X 5.5 (18'2" X 18'0")

with ample ceiling height with recessed downlighters, built-in book casing and display areas suitable for a flat screen, television, cd, stereo equipment etc. Central heating radiator with its own canopy. Recessed display areas. Adjacent to this room is a tastefully assembled bar area.

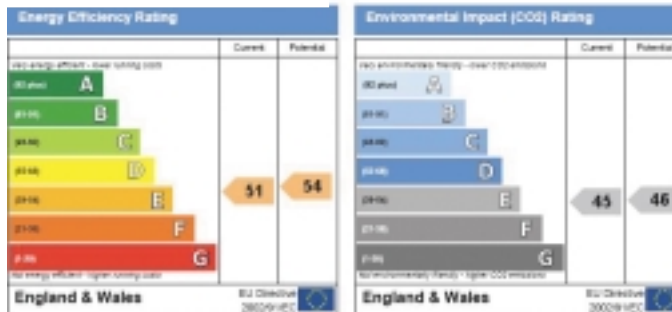
BAR AREA 2.3 X 3.96 (7'7" X 13'0")

with a glass top bar with shelving suitable for wine, spirits etc. Central heating radiator. Granite worktops with cupboards beneath and glass shelving.

L SHAPED INNER HALLWAY AREA

giving access to a utility room and study.

Address: 6, Higher Downs, , BL10W3HAM, WILT 202
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FLOOR PLANS

Not to Scale. For Illustration purposes only.

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