

*John N*  
**Hilditch & Co**



**4 NORMANS PLACE, ALTRINCHAM  
CHESHIRE WA14 2AB**

BUILT IN 1804 AND OCCUPYING AN IDYLIC BACK WATER CLOSE TO ALTRINCHAM TOWN CENTRE A BEAUTIFULLY PROPORTIONED FOUR STOREY GEORGIAN TERRACED HOUSE WITH THE UNUSUAL BONUS OF A MAGNIFICENTLY PROPORTIONED REAR GARDEN WHICH IS NOT OVERLOOKED TO THE REAR.

A FULL PROGRAMME OF WORK HAS BEEN CARRIED OUT BY OUR CLIENTS TO THIS LISTED BUILDING, WITH THE REQUISITE LISTED BUILDING CONSENTS.

**£699,950**

162/164 Ashley Road, Hale, Cheshire WA15 9SF  
Tel: 0161 929 6363 Fax: 0161 929 6333  
Email: [sales@jhilditch.com](mailto:sales@jhilditch.com)

## DESCRIPTION

This house has been thoroughly upgraded by our clients in recent times and sitting in a beautifully proportioned garden plot which is one of the most private locations in the centre of Altrincham. The gas centrally heated accommodation which is laid out over four levels comprises a ground floor of a welcoming entrance hallway with original stone flooring, two good sized reception rooms, a well proportioned breakfast kitchen with a vaulted ceiling and large picture window overlooking the gardens to the rear. At lower ground floor level is a converted cellar area comprising living room/play room with ensuite shower room with a laundry room, wine store adjacent and a bedroom area. At first floor level are three bedrooms and a bathroom completing the accommodation at second floor level is a good sized fourth bedroom. Externally are the gardens and residents car parking facilities as described overleaf.

Normans Place is as previously stated in an idyllic backwater set within walking distance of all amenities in Altrincham town centre including the Metrolink. Hale's fashionable village lies within five minutes drive and the urban motorway network and International Airport are on the doorstep. Sporting and recreational facilities abound. The property itself is packed full of character, many of the fine original features having been retained by our clients but these have been combined with every modern convenience. The house is decorated to a light, tasteful airy theme and the house retains its original Georgian flavour. The centre piece of the ground floor is an extended breakfast kitchen with vaulted ceiling and picture windows overlooking the garden, but above all else this property must be viewed not only because of its superb location but because of the larger than average expansive accommodation over four floors.

## DIRECTIONS

From the centre of Altrincham proceed up Regent Road for approximately 250 metres turning left onto Normans Place where the property will be found on the right.

## 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 7.25 X 1.53 (23'93 X 5'0") WIDENING TO 1.88 (6'2")

at the rear a wide welcoming hallway with original stone flooring. Recessed ceiling downlighters. Victorian style radiator. Staircase to upper floor. Burglar alarm controls. Access to lower ground floor.

### DINING ROOM (FRONT) 4.88 X 3.6 (16'0" X 11'10")

with original cast iron fireplace with timber surround incorporating space for a real fire. Original sash windows overlooking the front garden. Attractive stripped polished floorboarding. Victorian style radiator. Deep skirting boards. Picture rail. Dimmer controlled lighting.

### LOUNGE (REAR) 4.56 X 3.65 (14'11" X 11'11")

with cast iron fireplace with carved timber surround. Original stripped polished floorboarding. Picture window overlooking the rear patio and garden beyond. Built-in storage cupboards and display bookshelving either side of the feature fireplace. Victorian style radiator. Moulded ceiling cornicing. Central ceiling rose.

### BREAKFAST KITCHEN 5.24 X 2.7 (17'2" X 8'10")

a light airy room with vaulted ceiling and substantial picture windows overlooking the rear gardens. The kitchen is re-fitted in a cottage style comprising an inset Belfast sink unit with a range of base cupboards, drawers, matching eye level cupboards and polished wood working surfaces. Slate flooring. Built-in Smeg oven and four ring gas hob and overhead extractor. Plumbing and space for dishwasher. Space for large fridge freezer. French door opening onto the rear garden and patio.

Staircase from hallway to lower ground floor.

## LOWER GROUND FLOOR

Full listed building consent was obtained for the thorough conversion programme undertaken by the present owners in 2005. (Documentation and guarantees with clients).

Separated into two distinct areas. The lower ground floor offers the potential for somebody working from home or indeed a self contained dependant suite. The principal room is currently in use as an informal playroom.

### INFORMAL PLAY ROOM 5.14 X 3.45 (16'10" X 11'4")

with a television point. External door to the rear garden enhancing the potential for a self contained area. Recessed downlighters. Central heating radiator.

#### EN-SUITE SHOWER ROOM 2.25 X 1.87 (7'5" X 6'2")

wash basin. Low level wc. Fully tiled and enclosed shower cubicle with thermostatic shower and tinted semi circular shower door. Stone flagged flooring which runs throughout the lower ground floor area.

#### LAUNDRY ROOM/WINE STORE 3.78 X 2.9 (12'4" X 9'6")

could also be used as a secondary kitchen. With plumbing and space for a washing machine. Inset sink unit with a range of polished timber work surfaces and base cupboards. Recessed downlighters. Expelair.

#### OCCASIONAL BEDROOM/GYM 3.74 X 3.7 (12'3" X 12'1")

with a small range of built-in wardrobes. Recessed downlighters. Single radiator.

Staircase from main hallway to first floor and landing.

### FIRST FLOOR & LANDING

#### MEZZANINE LANDING

with picture window overlooking the rear gardens.

#### OVERALL LANDING 3.44 IN WIDTH X 3.55 (11'3" X 11'8")

#### NARROWING TO 1 (3'3")

including staidrops and staircase to upper floor.

#### BEDROOM ONE (FRONT) 3.82 X 4.03 (12'6" X 13'2")

single radiator. Dimmer controlled lighting.

#### BEDROOM TWO 3.07 X 3.48 (10'1" X 11'5")

stone fireplace surround with cast iron inset. Double leaf radiator.

#### BEDROOM THREE 4.01 X 2.11 (13'2" X 6'11")

single radiator. Picture rail.

#### BATHROOM 2.69 X 1.38 (8'10" X 4'6")

low level wc. Pedestal wash basin. Panelled bath in a half tiled surround with thermostatic shower. Single radiator. Recessed downlighters. With listed building consent to en-large into bedroom two, thus creating a spacious bathroom overlooking rear garden.

Staircase from first floor to second floor and half landing.

### SECOND FLOOR & HALF LANDING

#### HALF LANDING

#### BEDROOM FOUR 5.26 X 2.82 (17'3" X 9'3")

eaves storage area. Original ceiling beams. Recessed downlighters. Double glazed velux roof light. There is listed building consent for the creation of an en-suite bathroom if desired.

### EXTERNALLY

#### GARDENS

the gardens to the front are small and neatly laid out ornamentally with a crazy paved flagged area interspersed by mature herbaceous plants. There is a wrought iron gated entrance and a flagged pathway leading to the front of the house. To the rear the gardens are an extraordinary feature for a property of this vintage set close to the centre of Altrincham. Slightly offset from the rear of the property a large lawned area is flanked by a range of mature borders and is enclosed by a combination of hedging and tall waney lap fencing. There is a substantial timber garden shed and a good number of mature trees in the garden and gardens adjacent affording an excellent level of privacy. Indeed the property is not directly overlooked to the rear.

RESIDENTS PERMIT PARKING

#### SERVICES:

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

#### TENURE:

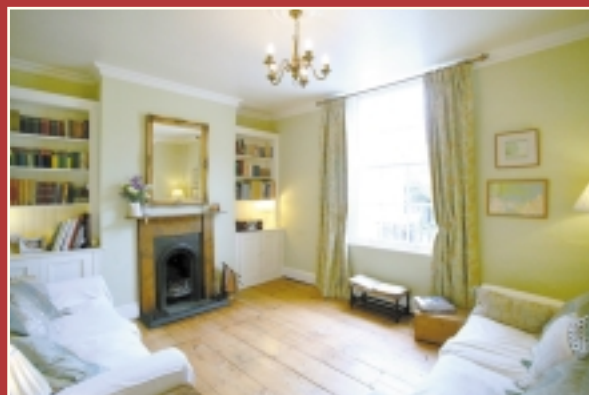
#### ASSESSMENT:

Trafford Borough Council. Council Tax Band 'G':

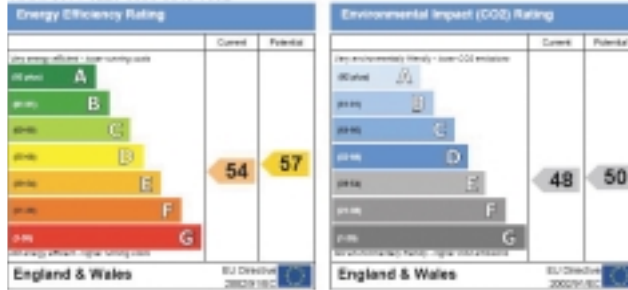
#### VACANT POSSESSION UPON COMPLETION

#### VIEWING:

By appointment through the Agent.



Address: 4, Normans Place., ALTRENCHAM, WA14 2AB  
 RRN: 8371-6226-6890-6319-7382



BASMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND FLOOR

4 NORMANS PLACE, ALTRENCHAM

These energy efficiency ratings have been made to provide the accuracy of the floor plan contained here, measurements of doors, windows, floors and any other items are approximate and are the responsibility of the seller for any errors, omissions or misstatements. They are for illustrative purposes only and should not be used as evidence by any prospective purchaser. The actual, current and proposed floor plans have not been tested and no guarantee is made with respect to their accuracy.

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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