

*John N*  
**Hilditch & Co**



**60 THE DOWNS, ALTRINCHAM,  
CHESHIRE, WA14 2QJ**

OCCUPYING AN EXTREMELY CENTRAL LOCATION WITHIN WALKING  
DISTANCE OF ALTRINCHAM TOWN CENTRE A CLASSIC GRADE II  
LISTED EARLY VICTORIAN COTTAGE STYLE TERRACE OFFERING  
ACCOMMODATION SPREAD OVER THREE FLOORS.

**£575,000**

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

Constructed in the early part of Victorian times this cottage style three storey terraced property offers flexible accommodation which briefly comprises an entrance hallway, lounge, dining room, breakfast kitchen and sitting area adjacent with utility room completing the ground floor. At first floor level are two good sized bedrooms, a study and a family bathroom. Completing the accommodation at second floor level is a large bedroom with sitting area and bathroom adjacent. Externally are the gardens as described overleaf.

No. 60 The Downs offers a property with many of the features of an early Victorian property. The area generally is characterised with a mixture of good quality houses, many of which were constructed in the last two hundred years and is set within walking distance of Altrincham's town centre with its Metrolink services into Manchester. Hale's fashionable village lies within five minutes drive with its range of shops and services. The urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound.

## DIRECTIONS

From the centre of Altrincham proceed up The Downs 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 3.94 X 1 (12'11" X 3'3")

providing access to the two principal entertaining rooms with a small inner hallway with staircase to the first floor and also providing access to the breakfast kitchen.

### LOUNGE 3.52 X 3.9 (11'6" X 12'9")

the focal point of which is an attractive fireplace with cast iron inset incorporating a coal effect gas fire. Double leaf radiator. Television point. Fitted display shelving.

### DINING ROOM 3.92 X 2.85 (12'10" X 9'4")

with a full width range of floor to ceiling bookshelving. Double leaf radiator. Original ceiling beam.

### BREAKFAST KITCHEN 4.68 X 3.34 (15'4" X 10'11")

fitted with a rustic farmhouse style kitchen incorporating a Belfast sink with a range of limed oak cupboards, polished beech working surfaces. Built-in Aga with twin oven and twin hot plate set within the original chimney breast. Stripped polished floorboarding. The rear section of the breakfast kitchen is constructed in a conservatory style with vaulted glass ceiling and opening into an informal utility area.

### UTILITY AREA 2.29 X 2.15 (7'6" X 7'1")

with a range of matching units to those in the kitchen. Large walk-in double storage cupboard.

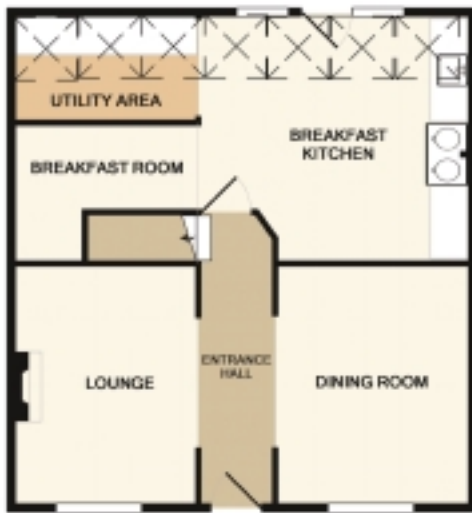
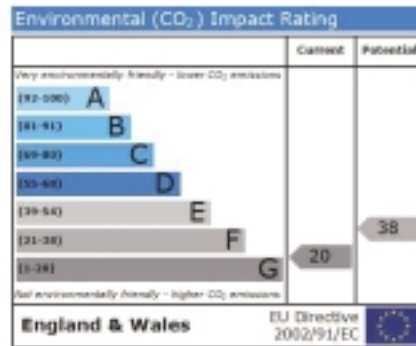
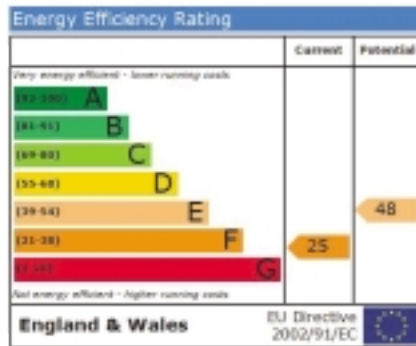
Leading from the kitchen is a courtesy door into the rear garden.

Adjacent to the kitchen is a small breakfast room.

### BREAKFAST ROOM 2.97 X 2.14 (9'9" X 7'0")

plus a small recess with built-in cupboards and shelving. Staircase from the hallway to the first floor and landing.





GROUND FLOOR

99 THE DOWNS, ALTRINCHAM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR

### FLOOR PLANS

Not to Scale. For Illustration purposes only.

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