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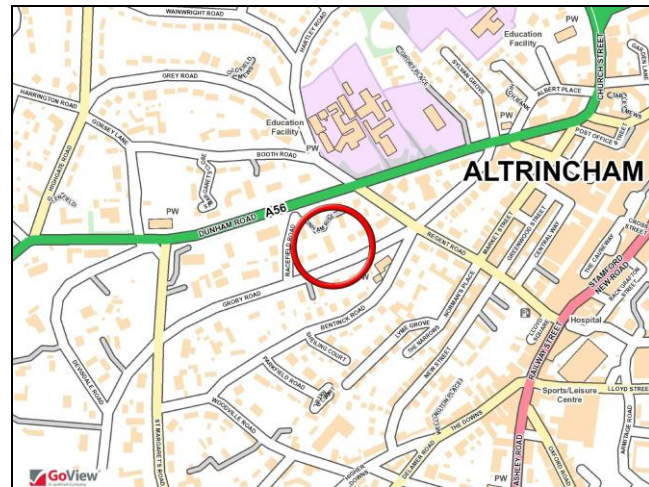


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station, continuing over the crossings into the continuation of Ashley Road. At the traffic lights, proceed straight across on to Stamford Road and at the top of Stamford Road, at the Stamford Arms and Griffin Public Houses, turn right into The Firs. Proceed along The Firs and take a second left turning on to St Margarets Road. Proceed along St Margarets Road and take your second right turning into Groby Road. Proceed along where the property will be found on the left hand side, just after Racefield Road.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions	A (20-100)		
B (11-19)			
C (2-10)			
D (1-1)			
E (1-1)			
F (1-1)			
G (1-1)			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	71

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

INDEPENDENT ESTATE AGENTS

Groby Bank, Groby Road Altrincham, Cheshire, WA14 2BJ



A MAGNIFICENT VICTORIAN SEMI DETACHED OF GRAND PROPORTIONS WITH SCOPE TO IMPROVE ON A 0.28 ACRE PLOT WITH WALKING DISTANCE OF THE TOWN CENTRE AND MARKET QUARTER. 5602sqft.

Porch. Hall. Cloaks. WC. Two Receptions. Dining Kitchen. Six Bedrooms. Two Bathrooms. Extensive Basements. Double Garage/Outbuilding. Driveway. Gardens

“ A wonderful property filled with enormous character ”

£1,250,000

in detail



Groby Bank, a genuine Victorian masterpiece.

A truly magnificent Victorian Semi Detached family home with remarkable accommodation arranged over four floors extending to approximately 5000 sq ft and standing on a deceptive, mature garden plot extending to approximately 0.28 of an acre.



The property is ready to move into but offers the incoming purchaser the opportunity to upgrade and improve to their own specification and retains a host of original features to include high intricate corniced ceilings rising to 11'6", sash windows, panelled internal doors, impressive fireplaces and the most incredible spindle balustrade staircase rising through the floors with domed skylight window to the stairwell.

The accommodation is both extensive and versatile but in particular offers the opportunity to convert the substantial lower ground floor Cellars, which are already at garden level, with full height windows and 9' ceiling heights.

As it stands the property provides Two beautiful Reception Rooms to the Ground Floor in addition to the Dining Kitchen and has up to Six Double Bedrooms over the two upper floors served by Two Bathrooms, with additional rooms ideal to create Two further Bathrooms and having a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.



The Cellars provide Three substantial Chambers in addition to Storage Chambers, with two Chambers being utilised as a Billiard Room and Utility Room.

The property is ideally situated, set back and unseen from the road on a wonderful, mature plot within walking distance of Altrincham Town Centre and the popular Market Quarter, its facilities and the Metrolink and within easy reach of both Altrincham Boys and Girls Grammar Schools and access to the M56/M6 motorway networks serving the region.

Comprising:

Porch. Impressive Hall. Cloakroom. Lounge with front aspect and impressive fireplace feature.

Sitting Room with side aspect and fireplace feature.

Inner Hall with Ground Floor WC off and external access.

Dining Kitchen with French doors and windows giving access to and enjoying an aspect of the gardens and fitted with a range of painted finish, timber fronted units returning to a peninsular unit with integrated stainless steel double oven, four ring gas hob and extractor fan.

First Floor Landing and Inner Landing with extensive original, built in linen cupboards. Continuation of the staircase to the second floor with natural light via the domed skylight window feature.

Principal Bedroom One with front aspect and original fireplace, connecting through to the En Suite Dressing Room with side aspect and built in wardrobes. Further door to the En Suite Bathroom, fitted with a Victorian style suite in white with chrome fittings and shower over the bath.

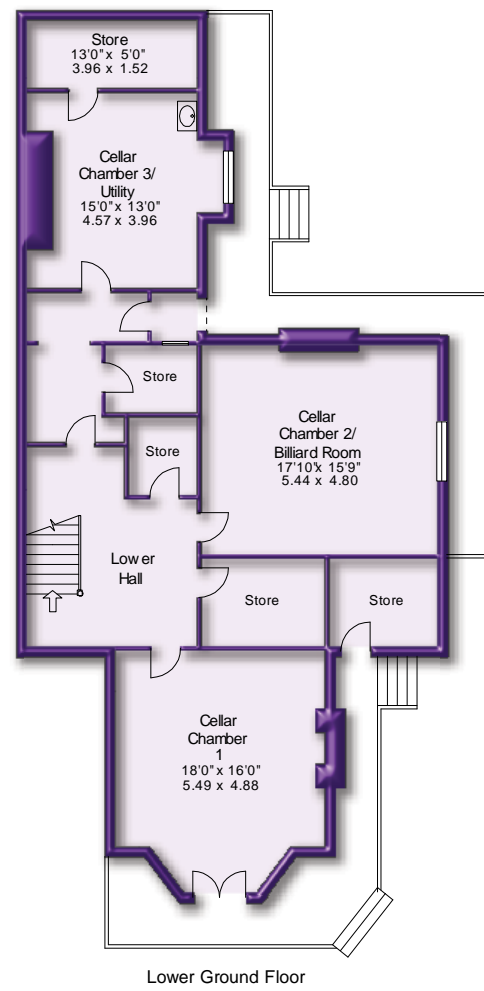
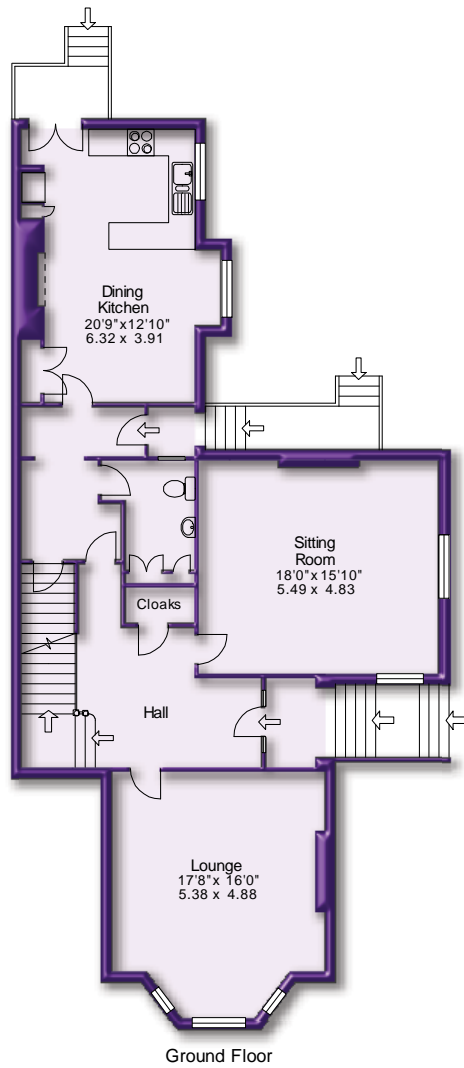
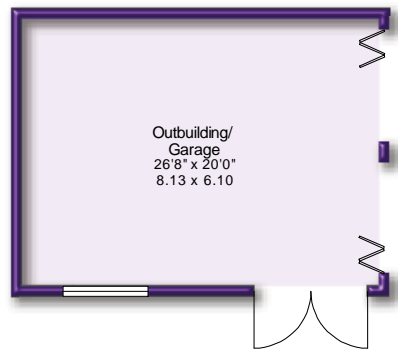


The Dressing Room and Bathroom were created from what was originally the Second Bedroom.



in detail

Approx Gross Floor Area = 5067 / 5602 Sq. Feet
 = 469.71 / 519.31 Sq. Metres
 Excluding / Including The Outbuilding



A further Double Bedroom with original fireplace to this floor has garden aspects and is served by the adjacent Bathroom and Separate WC.

Second Floor Landing with dome skylight feature, serving Three superb Double Bedrooms located under the eaves of the property with attractive sloping but not restricting ceiling height and original fireplaces. In addition, there are Two additional rooms that are asking to be converted into Bathrooms.

in detail



Lower Ground Floor Hall and Inner Hall with storage off and direct outside access.

Cellar Chamber One with French doors to the garden to the front. Cellar Chamber Two/Billiard Room with outside aspect. Cellar Chamber Three/Utility Room with large storage off.

Externally the property is approached via sandstone pillars to a gravelled driveway, returning to a large parking area to the front of the property. There is access through the rear garden to a substantial 450 sq ft Outbuilding/Garage, although it is anticipated that an incoming purchaser would not use this as a Garage and could indeed, via an extension, connect it to the main body of the building to create additional living space, subject to any necessary consents.

The gardens to the property are beautifully set out, having areas of lawn with deep, mature borders of shrubs, bushes, trees and plants. There are substantial, mature trees within the boundaries of this and neighbouring properties providing most attractive outlooks and excellent screening.

