



Wainwright Road | | Altrincham | WA14 4BW

£1,200,000



SHEPPARD & CO

Wainwright Road |
Altrincham | WA14 4BW
£1,200,000

- A delightful detached family home
- Potential to extend/ remodel STPP
- Ample parking and single garage
- Stunning tree lined road
- Catchment to the areas finest schools
- Spacious and versatile accommodation
- Three receptions and kitchen breakfast room
- Impressive gardens to the rear
- Walking distance to Altrincham

Situated on an impressive plot along one of the area's most desirable tree-lined roads, this substantial detached family home offers generous and versatile accommodation together with exciting potential to extend, remodel or potentially create an entirely new home, subject to the relevant planning permissions.

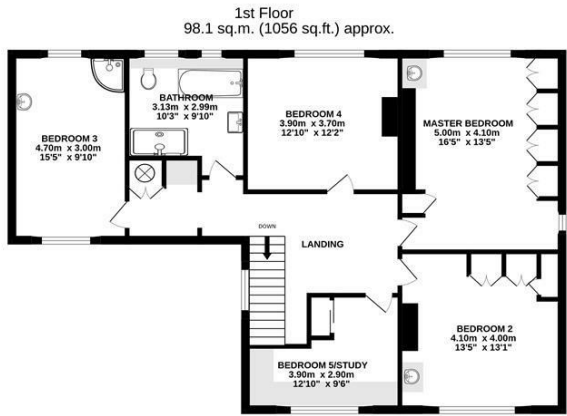
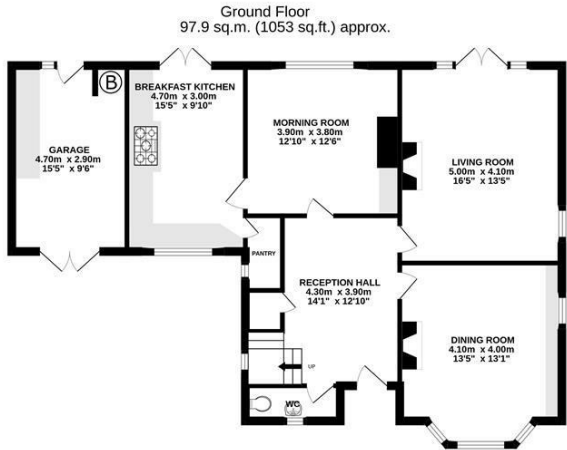
The accommodation in brief comprises a welcoming reception hall, downstairs WC, dining room and a spacious living room with direct access to the rear garden. A separate morning room and breakfast kitchen, also with French doors opening onto the garden, provide excellent scope to create a more contemporary open-plan living environment.

To the first floor are four well-proportioned bedrooms, three of which benefit from wash facilities, together with a fifth bedroom/study and a contemporary family bathroom.

Externally, the property is set back from the road behind a generous front garden, with ample off-road parking and a single garage. To the rear is a truly impressive garden, featuring a substantial patio and attractive fish pond leading onto a large lawned area, creating a wonderful private setting for family life and entertaining.

Wainwright Road is a highly sought-after, tree-lined address, ideally positioned within easy walking distance of Altrincham town centre, excellent local amenities and some of the area's finest schools.

A rare opportunity to acquire a substantial family home on an exceptional plot, with the flexibility to remodel, extend or potentially redevelop to create something truly special, subject to planning.



TOTAL FLOOR AREA : 195.9 sq.m. (2109 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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