



The Downs, Altrincham, WA14
Asking Price Of £1,200,000



Property Features

- Four Bedroom Mid-Terraced House
- Open-Plan Lounge-Diner
- Chain Free Sale
- Private Rear Garden
- Home Office in Garden
- Charming Period Features Throughout
- En Suite and Dressing Room to Master Bedroom
- Three Reception Rooms
- Large Basement Offering Utility and Storage

Full Description

Situated on the highly sought-after The Downs, in the heart of Altrincham, this impressive and characterful four-bedroom mid-terrace house offers an exceptional blend of charming period features and versatile modern living across spacious accommodation arranged over multiple levels.

Beautifully presented throughout, the property boasts a welcoming open-plan lounge and dining area, perfect for both everyday family living and entertaining guests, alongside a cosy reading room and a bright breakfast room that add further flexibility and charm to the home. The stunning master bedroom benefits from its own en suite shower room and dressing area, creating a luxurious private retreat.

A substantial basement level provides excellent utility and storage space, with scope for future development. While to the rear, a delightful, quaint garden hosts a detached home office, ideal for remote working or creative use.

Offered to the market chain free, this charming Grade II listed home retains an abundance of original character and period detailing, seamlessly combined with modern comforts. Perfectly positioned just a short stroll from the vibrant town centre, residents can enjoy easy access to boutique shops, popular restaurants, the renowned market, cafés, and a wealth of local amenities.

The property also benefits from excellent transport links and falls within the catchment area for several outstanding local schools, making it an ideal choice for families and professionals alike.



READING ROOM

11'9" x 10'11" (3.59m x 3.33m)

A grand, yet cosy reception room offering a large sash window to the front aspect, benefitting from original fitted wooden shutters, which neatly slide into recesses below. This room offers an open fire place with decorative surround; a pendant light fitting; wooden floorboards; a wall mounted column radiator; built in wooden book shelves and decorative panelling.



LOUNGE/DINER

22'10" x 9'10" (6.95m x 2.99m)

The lounge-diner is an open plan space with dual aspect sash windows to the front and rear aspect, fitted with the original wooden shutters. This room also offers two pendant light fittings; an open-fire place with decorative surround; wooden floorboards; a double panel and single panel radiator and television and telephone points.



KITCHEN

16'2" x 10'6" (4.94m x 3.24m)

The kitchen is located to the rear of the property with part glazed wooden door leading to the rear garden, opening to the breakfast room and two Velux skylights. This space is fitted with a range of matching base and eye level storage units; an integrated double oven; space for dishwasher and fridge-freezer and a recessed five-ring gas hob with extractor fan over; two strips of multi-directional spotlighting and stone flooring.



BREAKFAST ROOM

10'7" x 9'3" (3.23m x 2.82m)

The breakfast room is a lovely sunny space with views over the garden via the wooden framed French doors with glazed panels leading into the garden, with windows on either side. This room offers painted floorboards; a pendant light fitting; wall mounted shelving and a column radiator.



MASTER BEDROOM

15'0" x 11'7" (4.57m x 3.54m)

The master bedroom is located off the first-floor landing with a large sash window to the front aspect, fitted with plantation shutters. The generous master bedroom is fitted with carpeted flooring; a pendant light fitting and two wall mounted light fittings; a period cast iron fireplace; and an opening leading to the dressing room and en suite shower room.



EN SUITE AND DRESSING ROOM

Located off the master bedroom, the dressing room is located down two carpeted stairs and is fitted with a range of hanging rails, draws and storage cupboards with recessed spot lighting and carpeted flooring.

Beyond is the en suite shower room which offers a window to the rear aspect, fitted with plantation shutters. The shower room offers a low-level WC; pedestal hand wash basin; and tiled shower cubicle with chrome thermostatic shower system. The shower room also offers a chrome heated towel rail; tiled flooring; and recessed spotlighting.



BEDROOM TWO

12'10" x 9'10" (3.91m x 2.99m)

The second double bedroom is also located off the first-floor landing with a sash window to the front aspect, fitted with plantation shutters. This bedroom offers carpeted flooring; a pendant light fitting and single panel radiator. This bedroom will comfortably accommodate a double bed, wardrobe and desk.



BEDROOM THREE

11'4" x 9'3" (3.46m x 2.82m)

The third double bedroom is located off the first-floor landing with windows to the rear and side aspect, fitted with wooden plantation shutters; a pendant light fitting; carpeted flooring; and a double panel radiator. This room is currently furnished with a single bed, but would comfortably accommodate a double bed.



BEDROOM FOUR

25'11" x 10'7" (7.90m x 3.22m)

The fourth bedroom is located on the second floor, with three windows to the rear aspect, fitted with wooden plantation shutters. This bedroom offers carpeted flooring; two wall mounted light fittings; a period style column radiator; and a fitted storage cupboard.



BATHROOM

9'5" x 7'10" (2.86m x 2.40m)

The family bathroom is located off the first-floor landing with a frosted glass window to the rear aspect. The bathroom offers a panelled bath with chrome thermostatic shower system, and glazed screen over; a wall mounted hand wash basin and a low-level WC. In addition to tiled flooring; part tiled walls; a ceiling mounted light fitting; and a column radiator.



BASEMENT

The basement can be accessed via stairs from the ground floor entrance hall. The basement is a useful storage space, divided into a front and rear chamber. Both chambers offer a ceiling-mounted light fitting, concrete flooring, a window and in addition to storage, the space is utilised as a laundry with plumbing for a washing machine and tumble dryer.

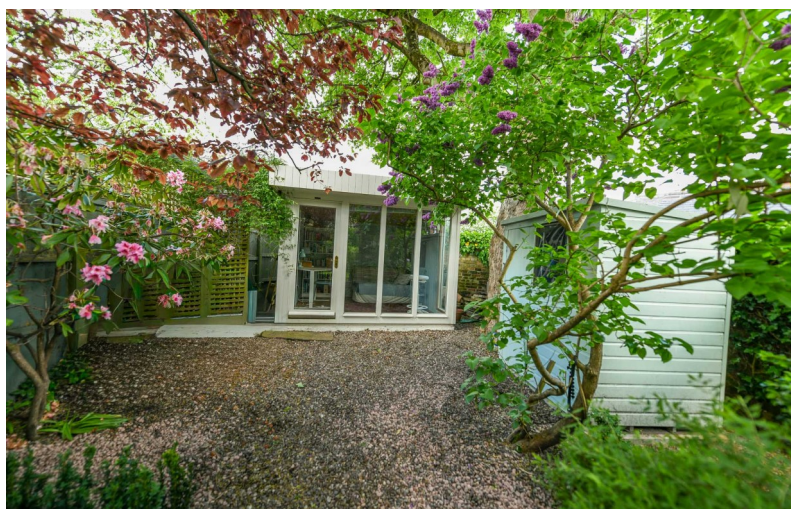
EXTERNAL

To the front aspect, the property is set back from the street by a generous front garden which is enclosed on either side by mature hedges and to the front by a low-level brick wall with hedging behind and accessed via a decorative wrought iron gate. A paved path leads to the front entrance door with raised beds on either side stocked with topiary hedges, and a mature decorative trees flanking the front door.

To the rear of the property, one can access the back garden via a partly glazed door from the kitchen or the glazed French doors from the breakfast room. Adjacent to the house is a paved patio area which leads to the lawned garden and home office beyond. The garden has been well designed with a range of shrubs and trees providing year-round interest.

From the rear side of the garden, a path provides access to the rear right-of-way.

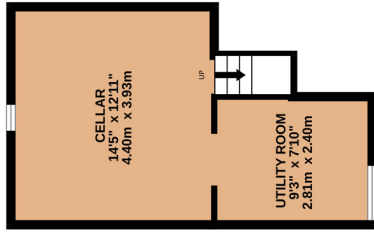
The home office in the garden is a space which has been purpose-built to allow the owner to work from here throughout the year. The office space is fully insulated and fitted with power points, recessed spotlighting and double-glazed windows.



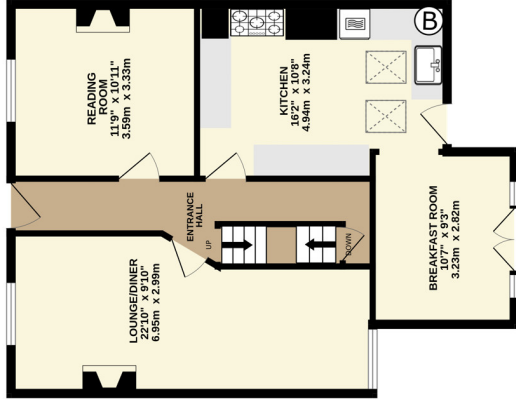




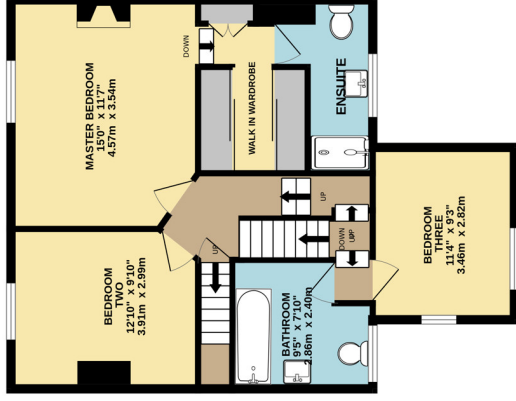
BASEMENT LEVEL
274 sq.ft. (25.4 sq.m.) approx.



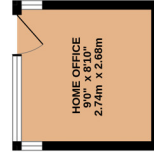
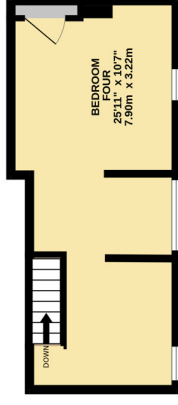
GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.6 sq.m.) approx.



2ND FLOOR
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1934 sq.ft. (179.6 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
			83 B

COMMON QUESTIONS

1. When was this property constructed? The property was built in 1839. The frontage of the houses are listed and the road falls within the Downs Conservation Area.

2. When did the current owners purchase this property and why are they now selling the property? The current owners have lived here since 2012. The current owners are now looking to downsize and move to a more rural location, they are very sad to leave this house as it has been a very happy family home.

3. Have there been any alterations to the property? The current owners have not carried out any structural alterations, but prior to their ownership there was a rear extension constructed in 1990 and the dormer window to the rear was replaced in 1997. These works were approved by Trafford and the documentation is available.

4. Is this property sold freehold or leasehold? The property is sold with the freehold. Your legal advisor can confirm this for you.

5. Do the neighbours have right of access via the rear of the property to the Downs? Yes, the owners of numbers 62, 60 and 58 have a right of access, for 'tenantly purposes', to the rear of the property for access to a path leading to the Downs. This is used only infrequently and with prior arrangement among the neighbours.

6. Which items do the vendors intend to include in the sale price? The owners will include all light fittings; all white goods and mirrors if desired. The home office in the garden will also be included in the sale price.

7. How quickly could a sale be completed? The current owners will not be purchasing onward and are in a position to vacate from August 2026.

8. How much are the current owners costs for utilities at this property? The current owners have advised their costs are currently around £1800pa for combined gas and electricity and £1000pa for water.

9. Has the boiler been inspected recently? Yes, the boiler was last serviced and inspected in December 2025.

10. Which are the current owner's favourite aspects of this property? The current owners have most enjoyed the convenience offered by this location just a five-minute walk to the amenities and transport links offered in Altrincham town centre. The owners mentioned that while living here they rarely needed to drive anywhere, they could walk their children to school and walk to a range of lovely green spaces such as The Devisdale, Dunham Massey and Stamford Park. The owners have also loved the period features and charm of the property and the generous private garden with the home office being a fabulous space to work and relax.