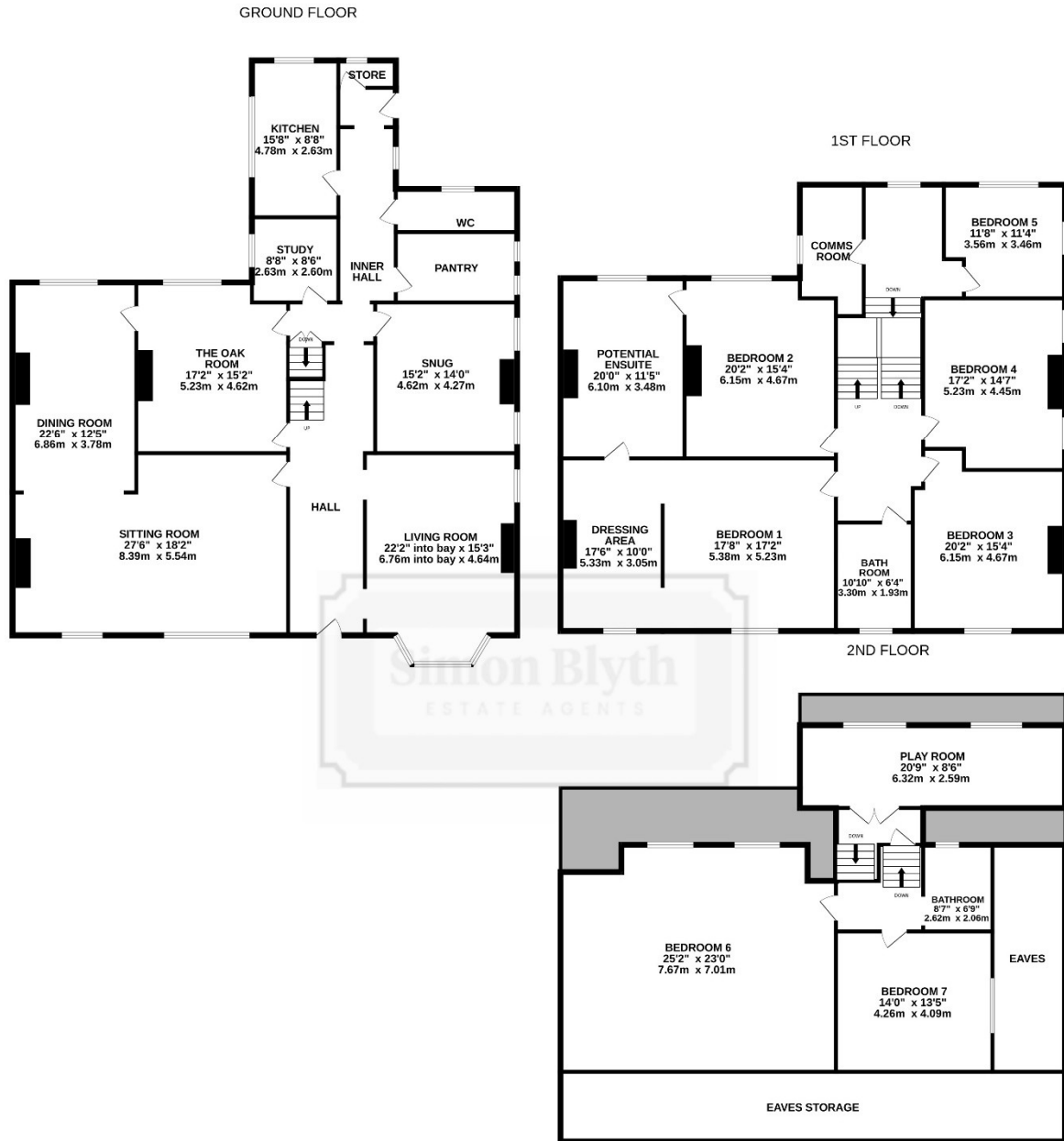




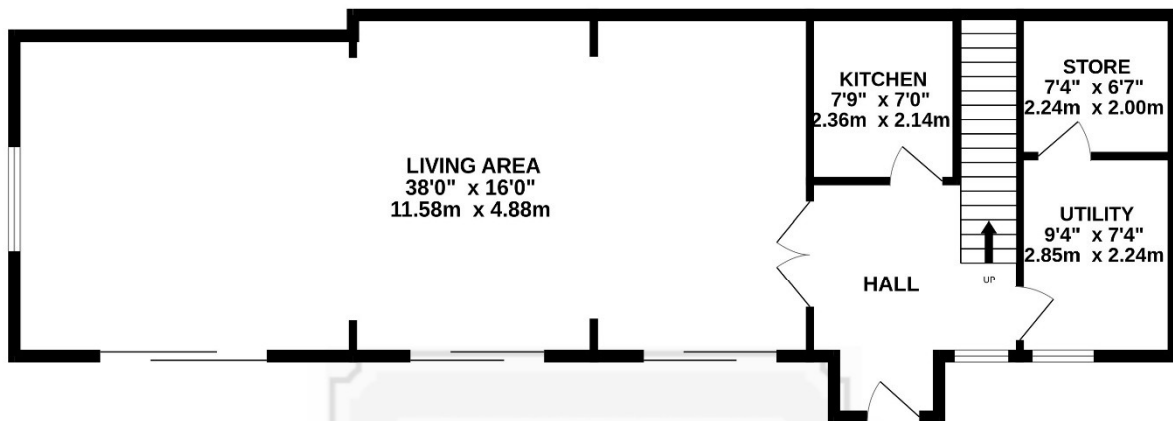
**Trafford House, 11 Halifax Road, Edgerton, HD3 3AN**



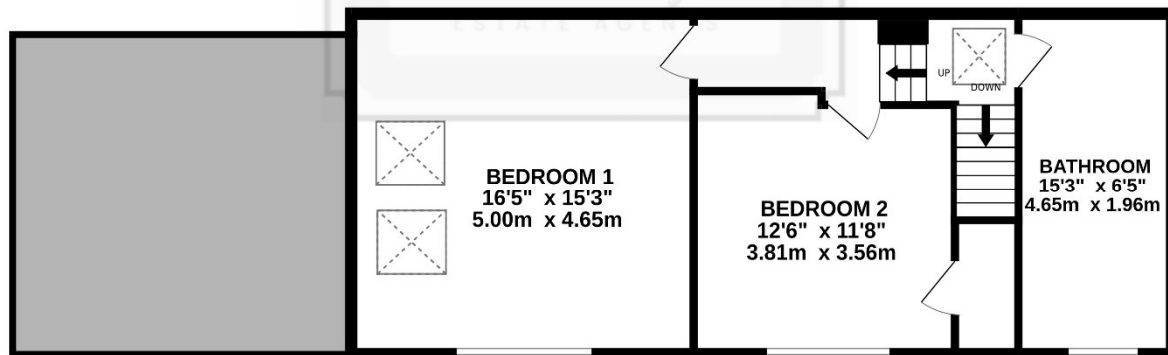
HALIFAX ROAD

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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GROUND FLOOR



1ST FLOOR



THE COACH HOUSE

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## PROPERTY DESCRIPTION

Trafford House is an elegant grade 2 listed neo-classical double fronted Victorian Villa constructed circa 1862 for woollen merchant Edward Booth Woodhead and standing in approaching half an acre, including a substantial coach house at the rear converted into a two bedroomed self-contained annex.

This fine ashlar stone fronted residence is located within the Edgerton heartland, a conservation area of historical importance with many listed buildings which line Halifax Road and beyond making this a well preserved example of the Victorian villa suburb which today offers ease of access to the town centre, M62, local private and state schools and shopping facilities in neighbouring Lindley.

The property offers extensive accommodation arranged over three floors ideal for multi-generational living and briefly comprising Tuscan porch, entrance hall, 5 reception rooms, study, kitchen, pantry and downstairs w/c. Basement with cellars. Across the first and second floor there are 7 bedrooms in total along with 2 bathrooms and playroom.

**Offers Around £1.45m**

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## GROUND FLOOR

### ENTRANCE HALL

*Measurements – 31'0" x 7'8"*

With timber panelled door with semi-circular glazed window above, there is ornate coving and plaster work, ceiling light point, inset LED downlighters, panelling to dado height, two central heating radiators and to one side a spindled staircase rises to the half landing. From the hallway access can be gained to the following rooms: -



### LIVING ROOM

*Measurements – 22'2" x into bay x 15'3"*

A comfortable principal reception room with a walk-in bay and having windows to both front and side elevations providing the room with plenty of natural light. There are inset LED downlighters, ceiling coving, deep skirting boards, panel radiator and vertically hung radiator and chimney breast.



## SITTING ROOM

Measurements – 27'6" x 18'2"

This is situated adjacent to the living room and has large sash windows across the front elevation which once again provide ample natural light, there are inset LED downlighters, ornate coving, deep skirting boards, three central heating radiators and as the main focal point of the room there is a feature fireplace with timber and marble surround and cast iron inset marble hearth. To one side access can be gained to the dining room.



## DINING ROOM

*Measurements – 22'6" x 12'5"*

Another generously proportioned room which has a bank of stone mullioned and leaded windows looking out over the rear courtyard. There is a chimney breast, deep skirting board, central heating radiator, three ceiling light points together with inset LED downlighters. This room would alternatively make a fabulous kitchen which would then be open plan to the sitting room and making an ideal area for entertaining.



## OAK ROOM

*Measurements- 17'2" x 15'2"*

As the name indicates this is panelled in oak to delf rack height together with two oak doors and an oak fireplace with cast iron inset and marble hearth. There are LED downlighters, ceiling coving, LED uplighters around the delf rack, central heating radiator and air conditioning unit.



## INNER HALLWAY

*Measurements- 19'0" x 5'9"*

This has inset LED downlighters, leaded and glazed window, central heating radiator, part panelled walls with delf rack, there is a door beneath the stairs giving access to a basement and from the inner hallway access can be gained to the following rooms: -

## STUDY

*Measurements – 8'6" x 8'8"*

With a leaded and glazed window looking into the courtyard and having inset LED downlighters and central heating radiator.

## SNUG

*Measurements – 14'0" x 5'2"*

A cosy reception room which has a beamed ceiling with inset LED downlighters, painted panelled walls to dado height with storage cupboard, glazed display cupboard and shelving with LED lighting. There are two central heating radiators and as the main focal point of the room there is a feature fireplace with carved timber surround and chimney breast inset carved stone and brick together with a stone flagged hearth. To either side of the chimney breast there are stone mullioned leaded and glazed windows.



## PANTRY

*Measurements – 11'4" x 7'0"*

With two leaded and glazed windows, inset LED downlighters and central heating radiator.

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## KITCHEN

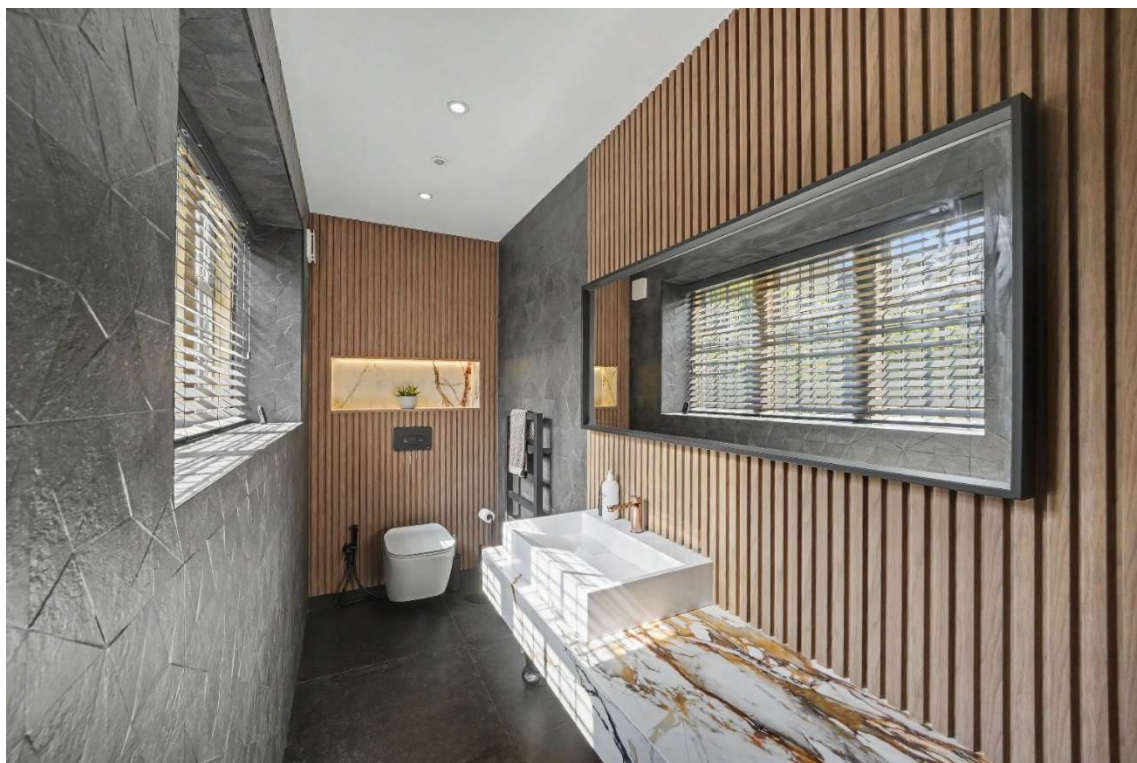
*Measurements- 15'8" x 8'8"*

With leaded and glazed windows to the side elevation looking out over the courtyard together with leaded and glazed windows to the rear elevation. There are inset LED downlighters, feature leaded and stained-glass window to one side and having central heating radiator, wall mounted Vaillant gas fired central heating boiler, base and wall cupboards, drawers, worktops, inset single drainer stainless steel sink and gas cooker point together with tiled splashbacks.

## DOWNSTAIRS W.C.

*Measurements- 11'4" x 4'0"*

With stone mullioned and leaded glazed windows, inset LED downlighters, part floor to ceiling tiled walls and part timber effect clad areas with marble tiled display niche, heated towel rail and fitted with a suite comprising low flush w.c. with concealed cistern and contemporary hand wash basin mounted on a marble effect plinth with monobloc tap.



## REAR ENTRANCE LOBBY

With timber panelled and leaded glazed door, central heating radiator and door giving access to a small store which has leaded and glazed window, central heating radiator and inset LED downlighter.

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## **BASEMENT**

This is accessed from the inner hallway with steps leading down to a range of cellars and storerooms.

## **HALF LANDING**

With stone mullioned and leaded glazed windows, central heating radiator and inset LED downlighters. From here access can be gained to the following: -

## **COMMS ROOM**

Measurements- 12'2" x 6'4"

With leaded and glazed window, inset LED downlighters, air conditioning unit, central heating radiator, storage cupboard.

## **BEDROOM FIVE**

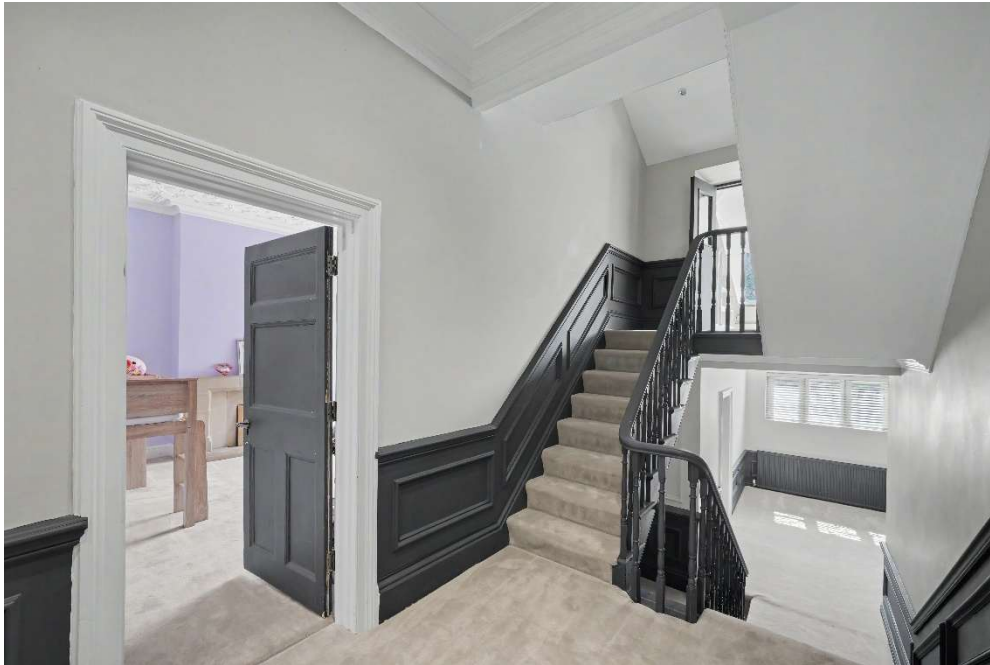
Measurements- 11'8" x 11'4"

With leaded and glazed windows to side and rear elevations, central heating radiator and inset LED downlighters.



## MAIN LANDING

With inset LED downlighters, ceiling coving, central heating radiator and staircase rising to the second floor. From the landing access can be gained to the following rooms: -



## BEDROOM ONE

Measurements- 17'2" x 17'8"

With a large window looking out to the front, inset LED downlighters, vertically hung radiator and a dividing wall which can be accessed at either side to the dressing area.



## DRESSING AREA

*Measurements- 17'8" x 10'0"*

With a large window looking out to the front, inset LED downlighters, chimney breast, air conditioning unit, vertically hung central heating radiator and door to one side giving access to a potential en-suite.

## BEDROOM TWO

*Measurements- 20'2" x 15'4"*

This has a bank stone mullioned and leaded glazed windows looking out to the rear, there are inset LED downlighters with ornate plaster work in coving to the ceiling, central heating radiator, stone fireplace and hearth and to one side a door gives access to a potential en-suite.



## POTENTIAL EN-SUITE

*Measurements- 20'0" x 11'5"*

This connects bedroom one and bedroom two and is large enough to split into en-suites serving either or as a large Jack and Jill en-suite. There is a leaded and glazed window and two central heating radiators.

### **BEDROOM THREE**

*Measurements- 20'2" x 15'4"*

This has a window looking out to the front, there are inset LED downlighters, air conditioning unit and two central heating radiators.



### **BEDROOM FOUR**

*Measurements- 17'2" maximum x 14'7"*

With stone mullioned leaded and glazed windows to the side elevation, inset LED downlighters with ornate plaster work to the ceiling, two panel radiators and one vertically hung radiator.



## BATHROOM

*Measurements- 11'10" x 6'4"*

With a window looking out to the front, inset LED downlighters, ceiling coving, tiled floor with under floor heating, part marbled tiled walls and fitted with a suite comprising double ended bath with tiled side panel and heated towel rail over, wall hung vanity unit incorporating wash basin with monobloc tap, wall hung w.c. with concealed cistern and walk-in shower with glazed side panel and shower fitting with fixed shower rose and separate hand spray.



## SECOND FLOOR

### HALF LANDING

With twin timber and glazed doors giving access to a playroom.

### PLAYROOM

*Measurements- 20'9" x 8'6"*

This room is part divided and has leaded and glazed windows looking out to the rear, two central heating radiators, two ceiling light points and to one side there is a useful storage area which has a wall mounted Vaillant gas fired central heating boiler.



## SECOND FLOOR

### LANDING

With inset LED downlighters and from here access can be gained to the following: -

## **BEDROOM SIX**

*Measurements- 25'2" x 23'0"*

As the dimensions indicate this is generous room which has exposed timber together inset LED downlighters, leaded and glazed windows, three central heating radiators and access to the Eaves.



## **BEDROOM SEVEN**

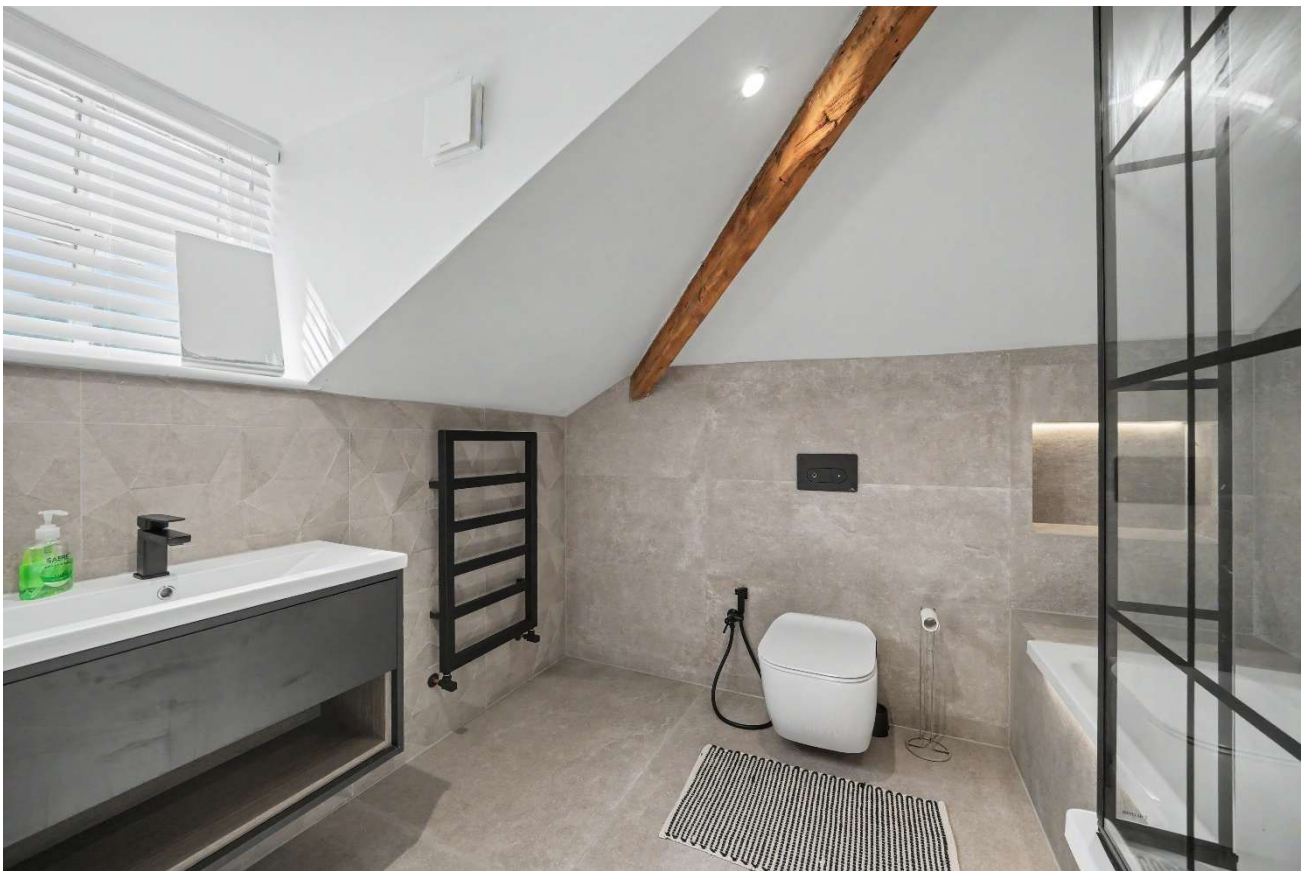
*Measurements- 14'0" x 13'5"*

With leaded and glazed window, central heating radiator, inset LED downlighters and access to the Eaves.

## BATHROOM TWO

*Measurements- 6'9" x 8'7"*

With a window looking out to the rear, inset LED downlighters, extractor fan, floor to ceiling tiled walls, tiled floor with under floor heating, heated towel rail and fitted with a suite comprising bath with tiled side panel and glazed shower screen with fixed shower rose and separate hand spray, wall hung vanity unit incorporating wash basin with monobloc tap and separate hand spray, wall hung vanity unit incorporating wash basin with monobloc tap and wall hung w.c. with concealed cistern.



## COACH HOUSE

This is situated to the rear of the property and has been converted into a self-contained annex comprises as follows: -

### ENTRANCE HALL

With timber and glazed door, timber and sealed unit double glazed window, central heating radiator, two ceiling lights and with a staircase rising to the first floor. From the hallway access can be gained to the following rooms: -

### LIVING AREA

*Measurements- 38'0" x 16'0"*

This impressive and spacious room is flooded with natural light from three timber sealed unit double glazed sliding patio doors across the front elevation together with a timber and glazed window to the side which looks into the courtyard. There are inset LED downlighters, the far section of this room has a mono pitched beamed ceiling with ceiling light point, four central heating radiators and 10 wall light points.



## **KITCHEN**

*Measurements- 7'9" x 7'0"*

With a ceiling light point, extractor fan, central heating radiator and having fitted base and wall cupboards, drawers, inset single drainer stainless steel sink.

## **UTILITY ROOM**

*Measurements- 9'4" x 7'4"*

With a frosted timber and glazed window, inset LED downlighters, extractor fan, plumbing for automatic washing, wall hung handwash basin with tiled splashback and central heating radiator. To one side a door gives access to a storeroom.

## **STOREROOM**

*Measurements- 7'0" x 6'7"*

With a wall mounted Vokera gas fired central heating boiler.

## **FIRST FLOOR**

### **LANDING**

With a Velux double glazed window, central heating radiator and two wall lights. From the landing access can be gained to the following rooms: -

### **BEDROOM ONE**

*Measurements- 15'3" x 16'5"*

A large double room with timber and glazed windows to the front elevation with further natural light from two Velux double glazed windows. There are inset LED downlighters and central heating radiator.



## BEDROOM TWO

Measurements- 12'6" x 11'8"

A double room situated adjacent to bedroom one with timber and glazed windows looking out to the front, inset LED downlighters, central heating radiator and to one side a door gives access to a walk-in storeroom.



## BATHROOM AND WET AREA

Measurements- 15'3" x 6'5"

This has a mono pitched ceiling with inset LED downlighters, floor to ceiling tiled walls, tiled floor, display niches with downlighters, timber and glazed window, heated towel rail and fitted with a suite comprising free standing bath, wall hung handwash basin, wall hung w.c. and wet area with glazed side panel and shower fitting incorporating fixed shower rose and separate hand spray.



## PARKING

The property is approached through stone and gate piers onto an extensive parking area to the front with fifteen parking spaces. This could alternatively be changed into garden. A driveway continues down the right-hand side of the property leading to a further parking area to the rear which has parking for an additional six cars.



## GARDENS

To the front of the property there are a flight of six stone steps rising to the main entrance with Tuscan porch and to either side of this there is a lawned area with planted trees and shrubs. There are further trees and shrubs planted down the left-hand boundary and across the front. To the rear there is a predominately stone flagged courtyard which has planted trees and shrubs along with a wrought iron hand gate to one side. Beyond the coach house there is a walled lawned garden which once again offers a good degree of privacy and incorporates mature trees and shrubs.





### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system with boilers in the main house and coach house with the main house having air conditioning to a number of rooms.

Security- The property has CCTV and alarm system

Tenure- Freehold

Council tax band – G

Directions- Using satellite navigation enter the postcode HD3 3AN

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **MORTGAGE ADVICE**

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part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

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Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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