



19 Burlington Road, Altrincham
Altrincham

£1,100,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

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Altrincham

Set well back in an elevated position and brimming with period charm, this tremendous and substantial Victorian semi-detached residence offers exceptional accommodation arranged over four impressive floors. Built in approximately 1878 and showcasing handsome double-fronted elevations, this imposing home is a rare opportunity in one of Altrincham's most convenient and desirable settings. Just moments from the vibrant town centre, with its Metrolink and bus interchange, fashionable shops, restaurants, and highly regarded schools, this property combines historic character with superb everyday practicality.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bathrooms
- Within Reach Of Sought After Schools
- Three Reception Rooms
- Two Garages With Electric Doors
- Five Bedrooms
- Accommodation Over Four Floors
- Useful Cellar Chambers
- Driveway
- Well Proportioned Gardens
- Wonderful Victorian Semi-Detached Residence
- Convenient Reach Of Central Altrincham



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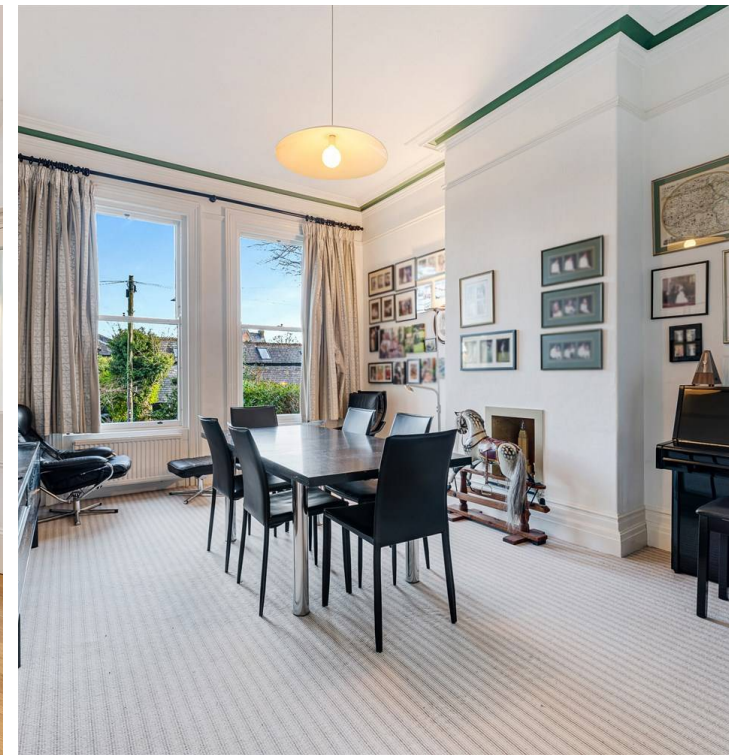
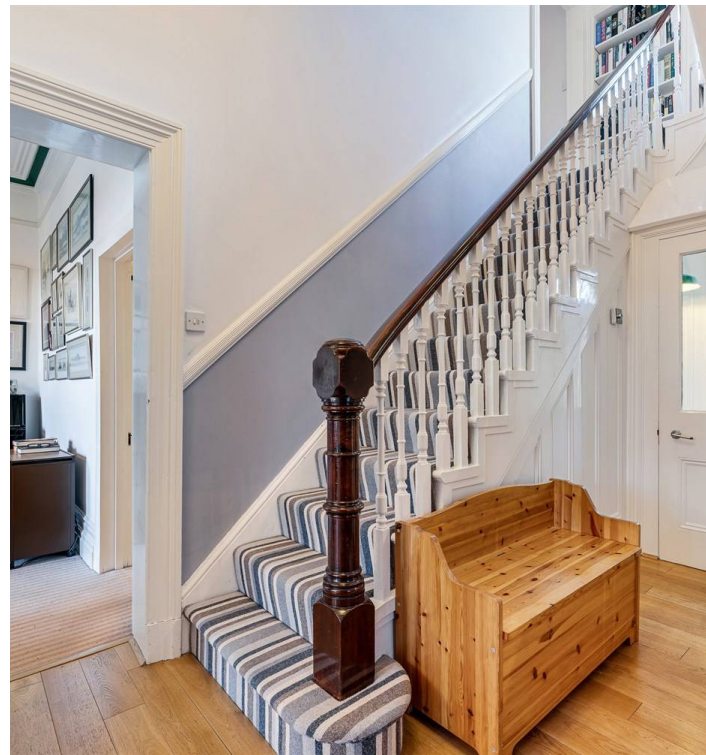
The Ground Floor

The ground floor unfolds across a series of beautifully formed spaces. To the front, a bay-fronted living room offers a spacious family space, with its tall windows framing views over the elevated frontage. A separate dining room provides the perfect setting for both formal entertaining and relaxed family meals, retaining the generous proportions characteristic of the property's Victorian heritage.

To the rear, a versatile study/playroom truly embraces modern living, enhanced by contemporary bi-fold doors that open onto an elevated composite deck, creating a seamless indoor/outdoor connection for summer gatherings, playtime or peaceful evening relaxation. The breakfast kitchen is positioned conveniently nearby, offering an enviable and versatile layout for families. Completing this level is a practical downstairs WC/utility room, thoughtfully designed to meet the demands of a busy household.

The First Floor

Ascending to the first floor, the sense of space continues. The master bedroom is particularly impressive, benefitting from fitted wardrobes and an en-suite shower room. A second generous double bedroom and a further well-proportioned third bedroom, with its own dedicated dressing room or study, enhance the flexibility of this level.



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The Second Floor

The uppermost level provides two additional bedrooms, both filled with charm thanks to their elevated position and unique roofline features. A landing with useful storage recess completes this top floor, making it perfect for older children seeking independence, guest accommodation, or even dedicated work-from-home studios.

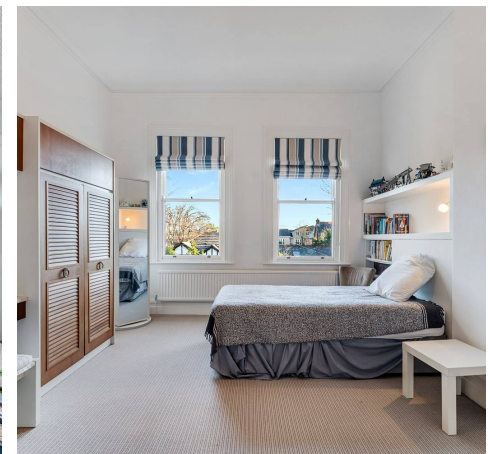
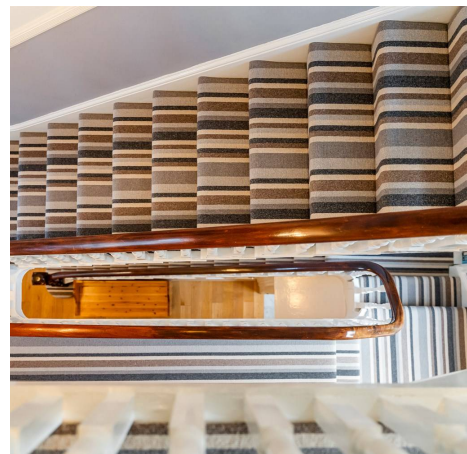
The Lower Ground Level

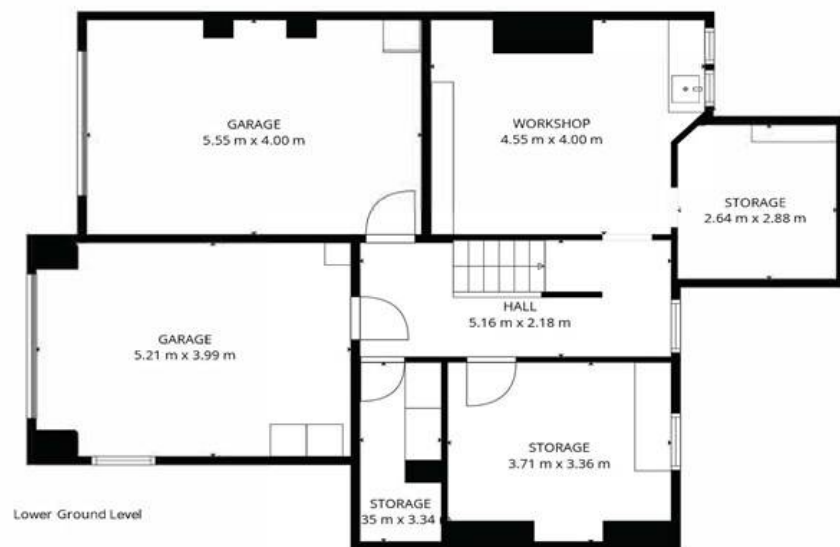
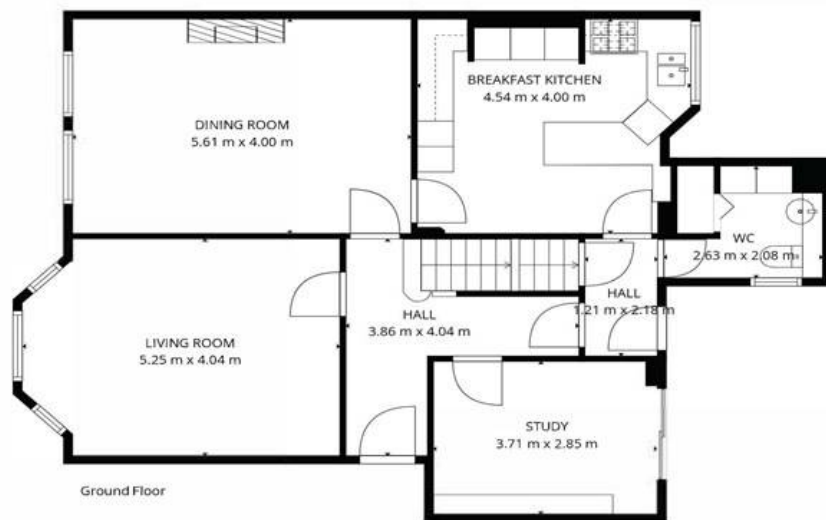
Descending to the lower ground floor reveals an exceptional feature seldom found in period homes of this scale: two garages, each with electric up-and-over doors, providing secure parking and invaluable storage. Beyond the garages lie two further main cellar chambers offering remarkable versatility, ideal for storage or potential workshops along with a smaller wine store and an additional storage recess. This level enhances the property's already impressive footprint and offers exciting potential.

The Grounds

Externally, the home sits proudly behind a deep frontage with a driveway offering off-road parking and access to the twin garages. There is also an electric charging point adjacent to the garage. To the rear, a well-proportioned lawned garden awaits, complete with mature borders, hedging and brick wall boundaries. The composite deck provides a wonderful vantage point for enjoying the garden, dining outdoors, or simply unwinding in peaceful surroundings.

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to bring the town back to its former glory.





TOTAL: 235 m2
 Lower Ground Level: 12 m2, Ground Floor: 92 m2, 1st Floor: 93 m2, 2nd Floor: 38 m2 EXCLUDED AREAS: STORAGE: 32 m2, GARAGE: 43 m2, WORKSHOP: 17 m2, WALLS: 24 m2

