



Hendham Drive, Altrincham, WA14
Offers in Excess Of £700,000



Property Features

- Four Double Bedroom Detached House
- Double Garage/ Home Gym
- Off-Road Parking
- Modern Kitchen and Bathrooms
- Catchment of Outstanding Schools
- Short Walk to John Leigh Park
- Children's Playground in Cul-De-Sac
- Open Plan Lounge-Diner
- Ensuite Shower Rooms to Master Bedroom
- South-West Facing Rear Garden



Full Description

Four bedroom detached house located in a quiet cul-de-sac just ten minutes from Altrincham town centre. The property offers modern fitted bathroom and kitchen; en suite to master bedroom; a downstairs WC; separate utility room; a large drive and a double garage. This is an ideal family home, within the catchment area of Trafford's outstanding schools and close to the popular John Leigh Park.



ENTRANCE HALL

The entrance hall is reached via the porch from the porch, it is entered through a panelled wooden door with a central glazed panel. The entrance hall is fitted with solid wood flooring; an alarm panel; a vertical wall-mounted radiator and access to two large under-stairs storage cupboards. From the entrance hall, one can climb the carpeted balustrade staircase to the first-floor accommodation; there are also wooden panelled doors leading to the lounge, downstairs WC, and kitchen-diner.

KITCHEN/DINER

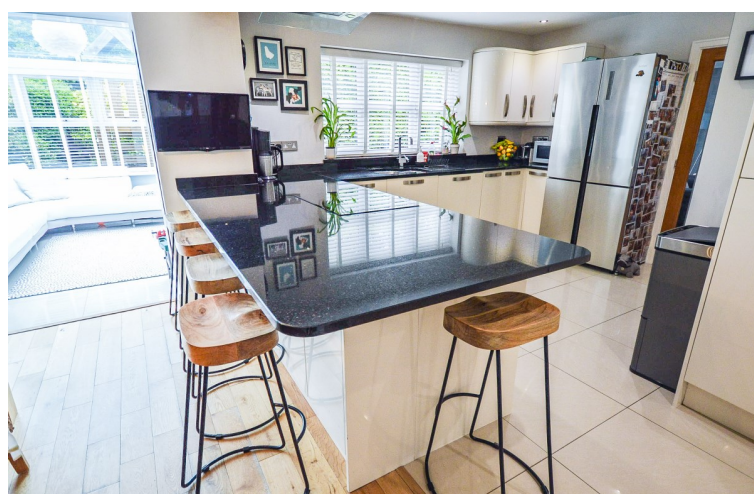
19' 1" x 20' 2" (5.84m x 6.17m)

A modern fitted kitchen with matching high gloss base and eye-level storage units; recessed spotlighting; tiled flooring; a uPVC double glazed window to the rear aspect; opening to the conservatory and wood doors with glazed panels to lounge, utility room and entrance hall. The kitchen offers an integral double oven; dishwasher; induction hob, with stainless steel and glass extractor hood over; and space for an American style fridge-freezer. From this room one can access the utility room via a wooden panelled door. This room is open plan to the dining room which offers solid wood flooring and a pendant light fitting.

CONSERVATORY

12' 8" x 11' 4" (3.88m x 3.46m)

Reached via an opening from the dining room is a bright and spacious conservatory, ideal for summer dining and enjoying views over the garden. The conservatory offers uPVC double glazed windows on two sides and uPVC double glazed French door to rear garden, all fitted with horizontal blinds. This room offers tiled flooring and under floor heating.



UTILITY ROOM

5' 4" x 4' 10" (1.63m x 1.48m)

The utility room is accessed from the kitchen-diner. This room is fitted with tiled flooring; single panel radiator; matching base and eye-level high gloss storage units; recessed spotlighting; a uPVC double glazed door to side exterior; a stainless steel recessed sink unit with mixer tap over and space and plumbing for washing machine.



DOWNSTAIRS WC

Located off the entrance hall the convenient downstairs WC is fitted with a wall-mounted sink and low-level WC; a period cast iron radiator with chrome towel rail over; solid wood flooring and a ceiling-mounted light fitting.



LOUNGE

20' 0" x 14' 10" (6.12m x 4.54m)

The spacious lounge enjoys a dual aspect, allowing for the room to be flooded with natural light via a uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden. This room offers a feature gas fire with decorative surround; carpeted flooring; two single panel radiators; a pendant light fitting; television and telephone points and a wooden door with glazed panels leading to the kitchen-diner and entrance hall.



FIRST FLOOR LANDING

The landing area allows access via wooden panelled doors to the four bedrooms and family bathroom. The landing is fitted with carpeted flooring and a ceiling-mounted light fitting.



MASTER BEDROOM

11' 7" x 11' 4" (3.55m x 3.47m)

Located off the first floor landing one will find the spacious master bedroom benefits from a large uPVC double glazed window to the rear aspect; fitted wall-to-wall wardrobes; carpeted flooring; a pendant light fitting; a single panel radiator and wooden panelled door leading to en suite shower room.



EN SUITE SHOWER ROOM

8' 2" x 6' 7" (2.50m x 2.02m)

The en suite shower room located off the master bedroom offers tiled flooring and part tiled walls; a ceiling mounted light fitting; an extractor fan; wall mounted hand wash basin with storage under; a low-level WC; shower cubicle with chrome thermostatic shower system; chrome wall mounted heated towel rail; and frosted glass uPVC double glazed window to the front aspect with fitted blinds.



FAMILY BATHROOM

6' 9" x 5' 5" (2.08m x 1.66m)

The main bathroom comprises of frosted glass uPVC double glazed window to the rear aspect with fitted blinds; tiled flooring and part tiled walls; recessed spotlighting; panelled bath with half-glazed screen and chrome thermostatic shower system over; vanity unit comprising of low-level WC, wall mounted hand wash basin with storage under.



BEDROOM TWO

10' 9" x 8' 11" (3.30m x 2.74m)

The second large double bedroom offers a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting; and a single panelled radiator. This room allows ample space for double bed; chest of draws; and wardrobes. This room is currently arranged as a child's bedroom.



BEDROOM THREE

11' 1" x 7' 2" (3.38m x 2.20m)

The third double bedroom offers uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting; a single panel radiator and ample space for double bed, chest of draws and wardrobes. This room is currently utilised as a home office and guest bedroom.



BEDROOM FOUR

8' 11" x 7' 10" (2.74m x 2.41m)

The fourth bedroom is currently utilised as a child's bedroom, but would be large enough to accommodate a double bed and chest of draws. This room offers carpeted flooring; pendant light fitting; single panelled radiator and uPVC double glazed window to the rear aspect.



GARAGE / GYM

16' 8" x 16' 6" (5.09m x 5.03m)

The double garage can be reached via a wooden panelled door from the utility room or via an up and over door from the drive. The garage offers a uPVC double glazed frosted glass window to the side aspect; linoleum flooring; recessed spotlighting and door to an internal storage cupboard housing the emersion heater. This space has been converted into a home-gym.



EXTERNAL

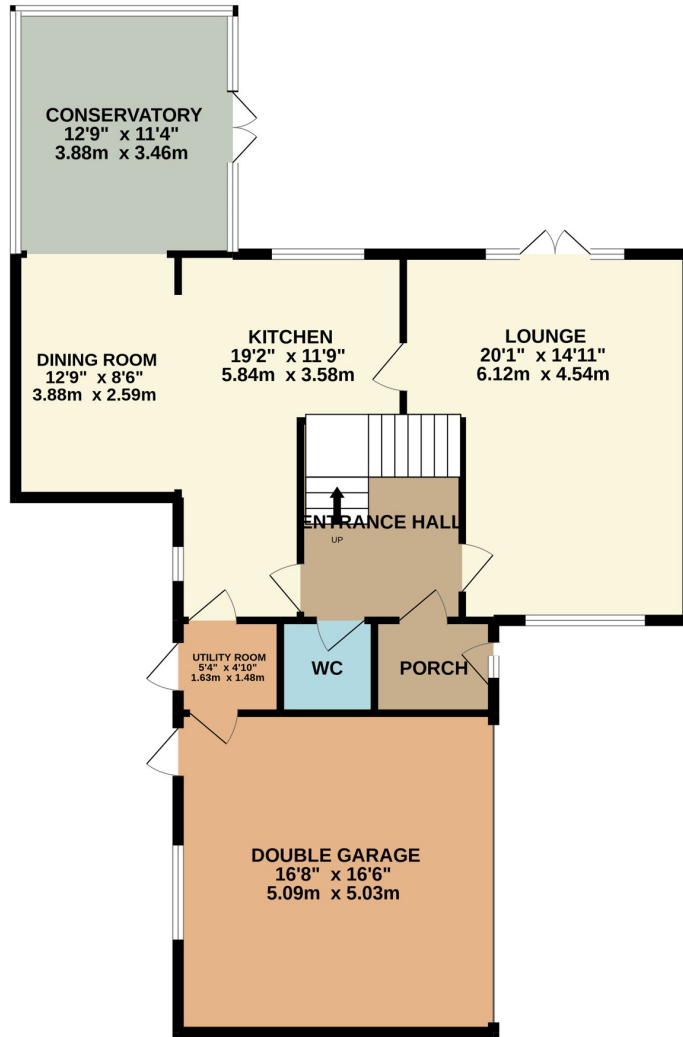
The property offers off-road parking for three vehicles and a lawned front garden with established shrubs and a small tree, offering privacy to the front aspect.

To the rear of the property one will enjoy a beautifully landscaped garden. The garden offers a paved seating area adjacent to the house for summer dining. Beyond is a lawned garden access via two paved steps and separated from the dining area by raised sleepers. The garden is enclosed on three sides by timber panelled fencing and offers mature hedging to the rear allowing for plenty of privacy.

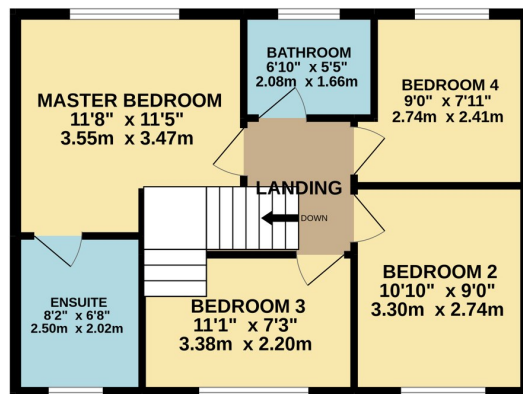


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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.

COMMON QUESTIONS

1. Is this property freehold or leasehold? The owners have advised that this property is freehold, therefore there is no ground rent or service charge.
2. Is the property fitted with a security alarm? Yes, the property is fully alarmed.
3. When was this property constructed? The house was built in around 1986.
4. Why are the current owners selling this property? The owners are upsizing and have seen a house they hope to offer on.
5. How much are the utility bills for this property? The current owners have advised that they pay around £1314 per annum for water and waste and £1560 per annum for gas and electricity combined. The property is in Trafford Council band F, which is currently £2,577.25 per annum.
6. How soon can the vendors vacate the property? The owners are purchasing onwards, but hope to move swiftly to their new home. Generally, we expect a transaction when a mortgage is being utilised to take around 3 months to reach completion.
7. Who occupies the neighbouring houses? The owner has advised that it is a very friendly community on this road. The properties on either side are owner-occupied and the occupants are young families.
8. Which items will be included in the sale price? The owner are planning to include all the fitted blinds and carpets and the integrated appliances in the sale price.
9. Does the house have a loft for storage? Yes, the loft area has been boarded for storage.