



Oldfield Road, Altrincham, WA14

Offers In The Region Of £710,000



Property Features

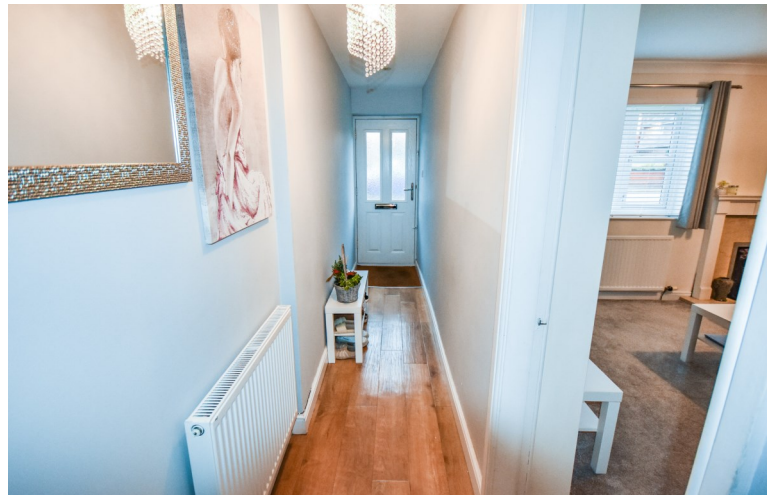
- Five Bedroom Detached House
- Off-Road Parking
- Private Rear Garden
- Double Glazed Throughout
- Ten Minutes Walk to Metrolink Station
- Close to John Leigh Park
- Chain Free Sale
- Within Catchment of Trafford's Schools
- Open-Plan Kitchen-Diner
- Separate Utility Room

Full Description

Five-bedroom detached house with an integrated garage which has been extended to the side and rear. The master bedroom benefits from an ensuite shower room and there is a large open-plan kitchen-diner with underfloor heating. In addition, ground floor offers a WC, utility room and lounge.

This property offers off-road parking; a private rear garden and is just a short walk to John Leigh Park. From this location, it is just a ten-minute walk to the Metrolink Station or Altrincham town centre. The property is conveniently located for access to the popular Altrincham Grammar schools.

This property is sold with no onward chain.



LOUNGE

17' 9" x 11' 8" (5.42m x 3.57m)

Located to the front of the property one will find a spacious lounge area which is fitted with two uPVC double-glazed windows to the front aspect. This room is fitted with carpeted flooring; pendant light fitting; two single-panel radiators; television and telephone points. This room offers access to the entrance hall and kitchen-diner via wooden paneled doors.



KITCHEN/DINER

22' 4" x 17' 9" (6.82m x 5.42m)

The kitchen-diner is a large open-plan space with double-glazed bi-folding doors to the rear garden and two double-glazed Velux skylights. The space is fitted with wood-effect laminate flooring; recessed spot lighting; a double panel radiator; underfloor heating; kitchen island with solid composite stone worktops over; space for a breakfast bar; integrated dishwasher; recessed stainless steel sink and storage cupboards. There are also a range of matching base and eye level wall mounted storage units, with integrated double oven; five ring gas hob; stainless steel and glass extractor hood; space for American style fridge-freezer and access to under stairs storage cupboard.

From this room one can access to entrance hall and lounge via wooden paneled doors.



DOWNSTAIRS WC

5' 11" x 2' 9" (1.81m x 0.86m)

Located off the entrance hall is a convenient ground floor WC, with uPVC double-glazed frosted glass window to the rear aspect; tiled flooring; a single panel radiator; recessed spot lighting; a wall mounted hand wash basin and a low-level WC.



UTILITY ROOM

10' 11" x 7' 9" (3.35m x 2.37m)

The utility room is located off the entrance hall with a uPVC double-glazed door with frosted glass insert to the rear aspect. This room is fitted with wood effect laminate flooring; a range of matching storage units; a recessed stainless steel sink; space and plumbing for a washer and tumble dryer; wall-mounted combi boiler; uPVC double glazed window to the rear aspect and a pendant light fitting. From this room one can access the garage.



GARAGE

15' 8" x 8' 1" (4.80m x 2.47m)

The garage can be accessed from the front drive or via a door from the utility room. The garage offers a pendant light fitting; a concrete floor; and houses the electrical consumer unit. This room is large enough to park a car, a useful storage space and could be converted into a home office or gym.



MASTER BEDROOM

14' 2" x 11' 9" (4.34m x 3.60m)

The master bedroom is located off the first floor landing with uPVC double glazed window to the front aspect. This room offers access to a dressing area with wall-to-wall fitted wardrobes and an en suite shower room. The master bedroom is fitted with a pendant light fitting; a double panel radiator; a television point and carpeted flooring. The dressing area offers recessed spotlighting; a double panel radiator; and loft hatch.



EN SUITE SHOWER ROOM

11' 8" x 6' 1" (3.58m x 1.86m)

The en suite shower room is fitted with a uPVC double glazed frosted glass window to the rear aspect; laminate wood effect flooring; recessed spotlighting; a chrome wall mounted heated towel rail; a walk in shower cubicle with glazed screen, tiled splash back and chrome thermostatic shower system; a double panel radiator; and vanity unit with low-level WC; wall mounted hand wash basin with storage under and wall-to-wall mirror over.



BEDROOM TWO

11' 0" x 8' 2" (3.37m x 2.49m)

The second double bedroom located off the first floor landing offers a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting; a single panel radiator; and a television point.



BEDROOM THREE

9' 5" x 8' 11" (2.89m x 2.73m)

The third double bedroom located off the first floor landing offers a uPVC double glazed window to the rear aspect; wood effect laminate flooring; a pendant light fitting; a single panel radiator; fitted wall-to-wall wardrobes and a television point. This room is currently utilised as a dressing room and home gym, but will comfortably accommodate a double bed.



BEDROOM FOUR

11' 1" x 6' 1" (3.38m x 1.87m)

The fourth double bedroom located off the first floor landing offers a uPVC double glazed window to the front aspect; wood effect laminate flooring; a pendant light fitting; and a single panel radiator.



BEDROOM FIVE

8' 2" x 6' 3" (2.51m x 1.93m)

The final bedroom is a single bedroom located off the first floor landing offers a uPVC double glazed window to the rear aspect; wood effect laminate flooring; a pendant light fitting; and a single panel radiator. This room is fitted with wardrobes and over head storage units. This room is currently utilised as a home office, but would accommodate a single bed.



BATHROOM

5' 8" x 5' 10" (1.75m x 1.79m)

The family bathroom offers a uPVC double glazed frosted glass window to the side aspect. This room is fitted with a three piece suite comprising a panelled bath, with glazed screen and shower over; pedestal hand wash basin; and a low level WC. The bathroom is also offers floor to ceiling tiled walls; laminate wood effect flooring; recessed spotlighting; a wall mounted heated towel rail; and an extractor fan.



EXTERNAL

To the front of the property one will find a block paved driveway, allowing ample off-road parking for two vehicles. The drive leads to the front entrance and garage door. Adjacent to the drive is a large lawned front garden, the front garden is enclosed to one side by a mature ever green hedge and to the other by a boarder stocked with mature shrubs and small trees.



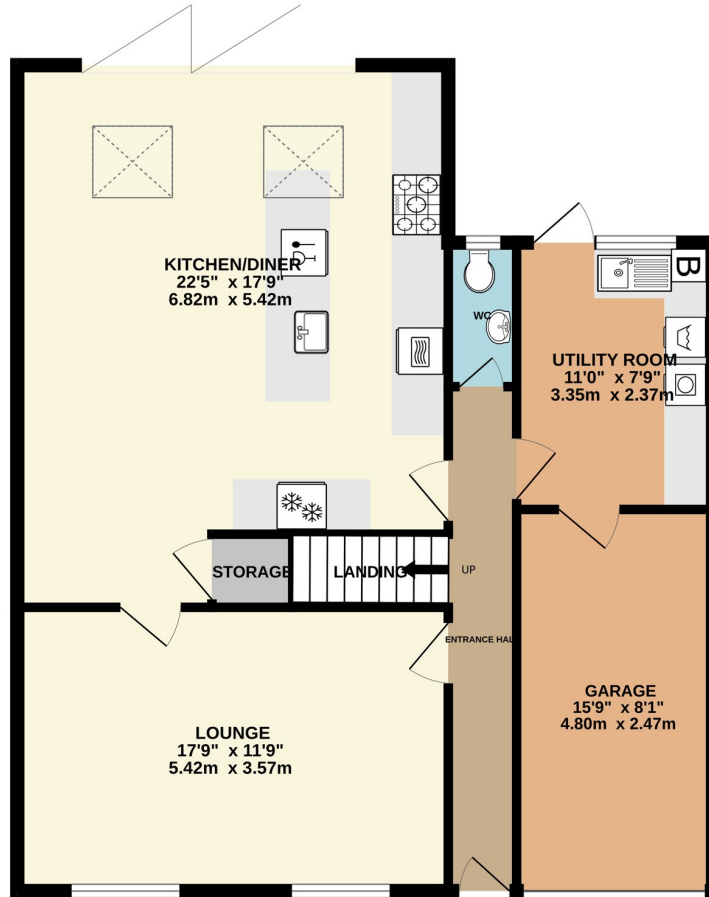
To the rear of the property is a private rear garden which can be accessed via a paved path to the side of the property, leading to a timber gate into the rear garden. The garden is also accessed via the utility room or from the kitchen-diner via bi-folding doors. Adjacent to the house is an Indian stone paved patio area for summer dining; beyond lies a lawned area enclosed on three sides by timber panelled fencing.



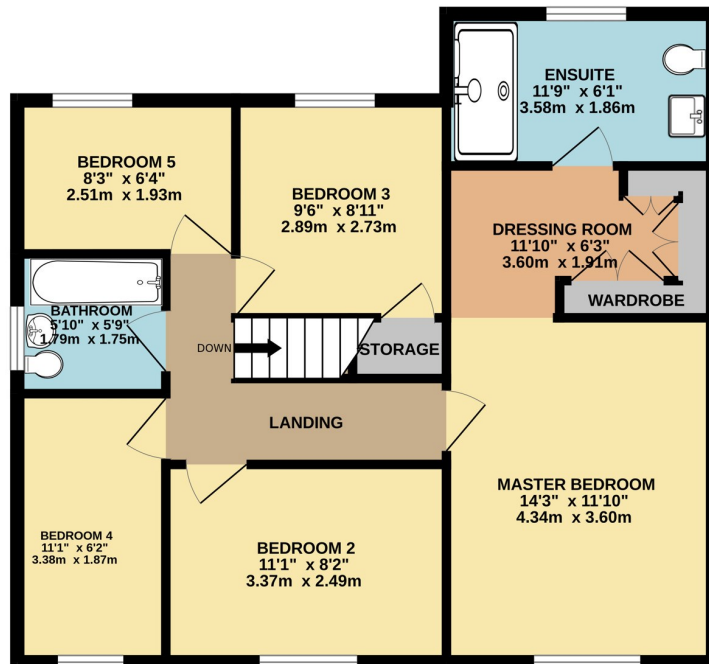
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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 sold freehold or leasehold?** The property is freehold.
- 2. When was this property built?** The owner has advised this property was constructed in around 1987.
- 3. Have any structural alternations been carried out at this property?** Yes, the property was extended by the previous owner and the current owner holds all local authority approval documentation.
- 4. Is this property fitted with a sky dish?** Yes, there is a sky dish fitted to this property.
- 5. Which items will be included in the sale price?** The owners have confirmed that the fitted appliances will be included in the sale price, these are the microwave, oven, gas hob and dishwasher.
- 6. Is the owner willing to sell any items in the property?** Yes, when a sale has been agreed on the property, the owner is willing to agree on a price for any items of furniture and other freestanding white goods which are currently in the property.
- 7. How soon can the existing owner vacate this property?** The current owner is able to relocated at short notice, they have alternative accommodation ready and are relocation to be closer to work, they do not need to connect a purchase to this sale. This property was purchased for a short period to care for elderly parents during the pandemic.
- 8. Which are the current owners favourite aspects of this property?** The current owner has most enjoyed the spacious modern kitchen-diner; the large master bedroom with dressing room and en suite shower room; and the convenient location offering easy access to the Metrolink station, sough-after schools and Altrincham town centre.
- 9. Which council tax band is this property in?** This property is in Council Tax band E, which in Trafford Council is currently £2,180.75 per annum.