

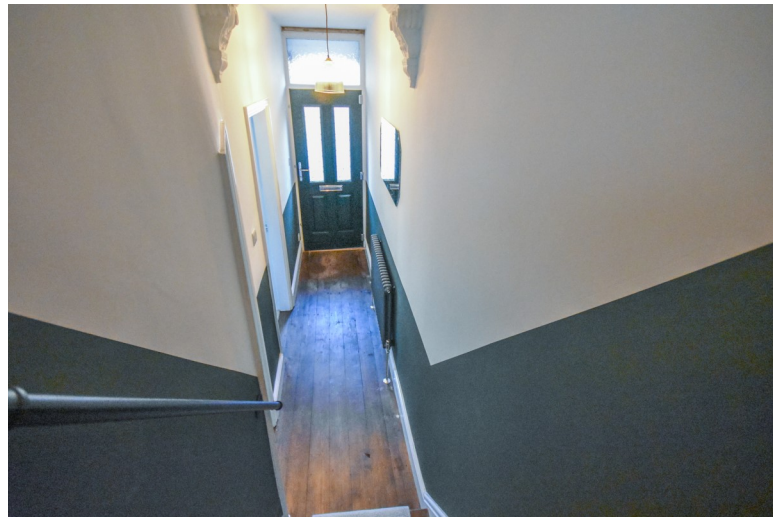


Princes Road, Altrincham, WA14
Offers in Excess of £450,000



Property Features

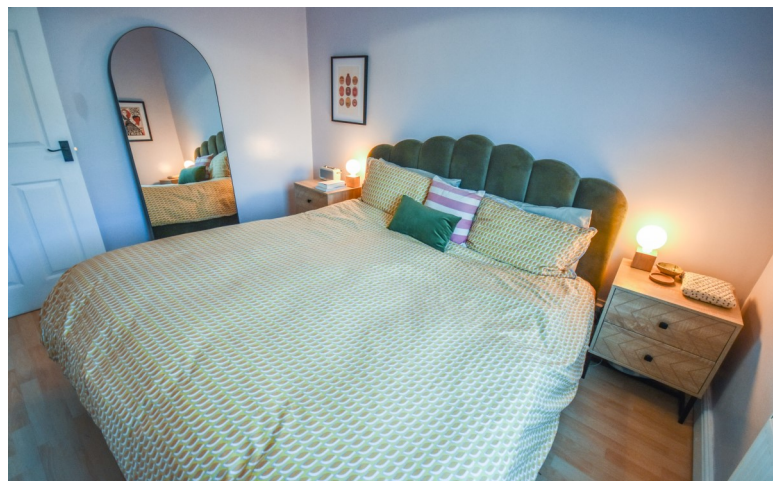
- Three Bedroom Mid-Terraced House
- Located in Quiet Cul-De-Sac
- Modern Bathroom and Kitchen
- Catchment for Sought After Schools
- Short Walk to Minutes Walk to Metrolink Station
- Private Front and Rear Garden
- En Suite to Master Bedroom
- Double Glazed Throughout
- Scope for Further Extension
- On Street Permit Parking



Full Description

Three-bedroom mid-terraced house located in a quiet cul-de-sac. The property has been modernised throughout with a newly fitted kitchen and bathroom. The property offers en suite to master bedroom; private rear garden and benefits from the scope for further extension.

From this property, it is just a ten-minute walk into Altrincham town centre and a five-minute walk to Navigation Road Metrolink Station. The property is located within the catchment of Trafford's sought after-grammar schools and conveniently located for access to transport links and local amenities.



LIVING ROOM

10' 9" x 13' 6" (3.29m x 4.14m)

Located to the front of the property with uPVC double-glazed bay windows to the front aspect, with fitted horizontal blinds. The living room is fitted with carpeted flooring; a pendant light fitting; a television point and a double-panel radiator.



DINING ROOM

12' 2" x 11' 4" (3.71m x 3.47m)

The dining room is accessed via the entrance hall and allows access to the kitchen. This room offers a uPVC double-glazed window to the rear aspect, with fitted horizontal blinds; carpeted flooring; a double panel radiator; a pendant light fitting and a television point.



KITCHEN- BREAKFAST ROOM

9' 4" x 14' 5" (2.85m x 4.41m)

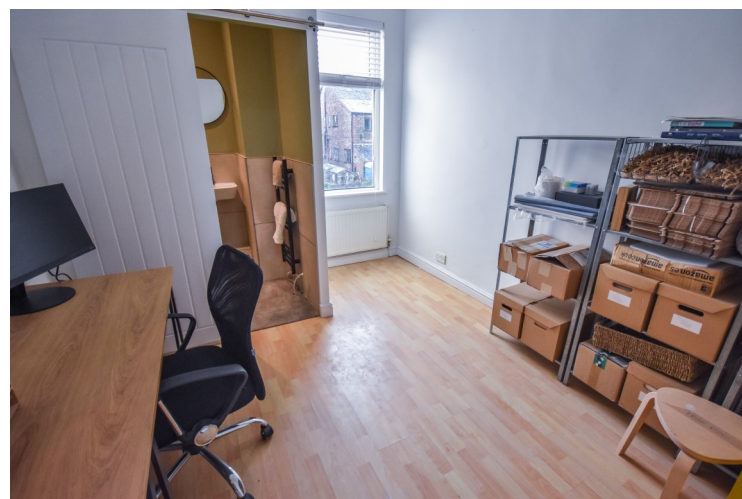
The kitchen-breakfast room is a bright and spacious room with uPVC double-glazed French doors leading to the rear garden and a uPVC double-glazed window to the side aspect. The kitchen offers a range of matching base and eye-level storage units; these houses an integrated washing machine; full-sized dishwasher; full-sized fridge-freezer and a wall-mounted combi boiler. The kitchen is also fitted with a recessed one-and-a-half bowl sink unit; induction hob with stainless steel extractor hood over; integrated oven; wood effect tiled flooring; recessed spotlighting.



MASTER BEDROOM

12' 3" x 9' 2" (3.75m x 2.80m)

The master bedroom is located off the first-floor; this room is fitted with laminate wood flooring; a pendant light fitting; a double panel radiator; uPVC double glazed window with fitted blinds to the rear aspect and sliding door leading to en suite shower room.



EN SUITE SHOWER ROOM

A newly fitted shower room with tiled flooring and part tiled walls; recessed spot lighting; extractor fan; wall mounted heated towel rail; wall mounted hand wash basin; low-level WC; and shower cubicle with thermostatic shower system.



BEDROOM TWO

11' 2" x 8' 2" (3.41m x 2.51m)

The second double bedroom is also located off the first floor landing with uPVC double glazed window to the front aspect, with fitted horizontal blinds. This room offers laminate wood effect flooring; a pendant light fitting; a double panel radiator; a television and a telephone point.



LOFT ROOM

16' 9" x 14' 4" (5.11m x 4.37m)

The loft room is located on the second floor, with a Velux skylight. This room is fitted with carpeted flooring; a pendant light fitting; a television point; a double panel radiator and access to eave storage space. This room would be perfect for further extension, with the addition of a Dorma, this room could be an impressive master suite.



BEDROOM THREE

5' 11" x 5' 5" (1.82m x 1.66m)

The third bedroom is currently utilized as a home office. This room offers a uPVC double glazed window to the front aspect, with horizontal fitted blinds. This room is fitted with carpeted flooring; and recessed spot lighting.



BATHROOM

9' 7" x 8' 11" (2.93m x 2.74m)

The family bathroom is a generous bathroom with a large walk-in shower cubicle with chrome thermostatic shower system; a freestanding roll-top bathtub; wall mounted hand wash basin with storage under; a low-level WC; tiled flooring and part tiled walls; uPVC double glazed frosted glass window to the rear aspect, with fitted horizontal blinds; recessed spot lighting and chrome heated towel rail.



EXTERNAL

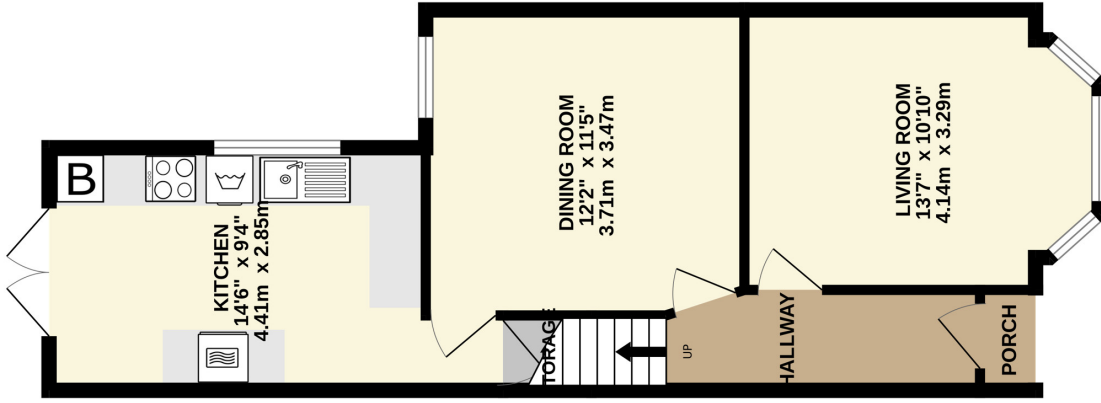
To the front of the property one will find a paved front garden which is enclosed to the front aspect by a low-level brick wall and to one side by a brick wall and the other wrought iron fencing. The front garden offers a raised planting area which is gravelled and a stone step leading to the storm porch and front entrance door beyond.



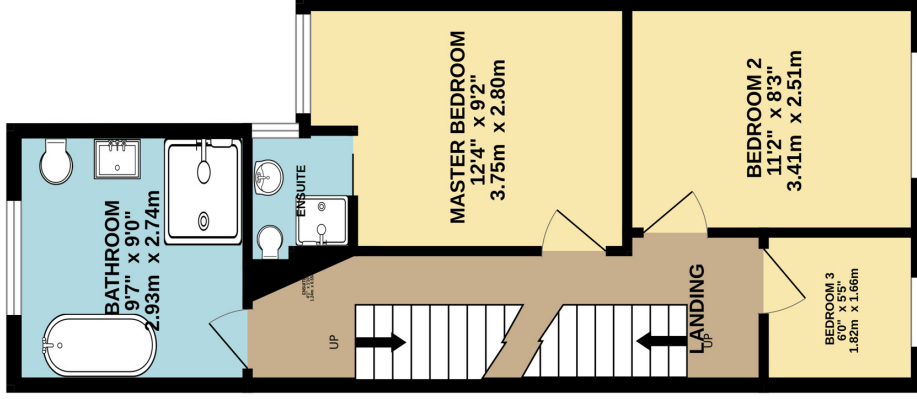
To the rear of the property lies a good-sized rear garden which is paved and enclosed on three sides by timber paneled fencing, with a timber gate to the rear aspect. The gate leads to the shared pathway for bin storage and rear access.



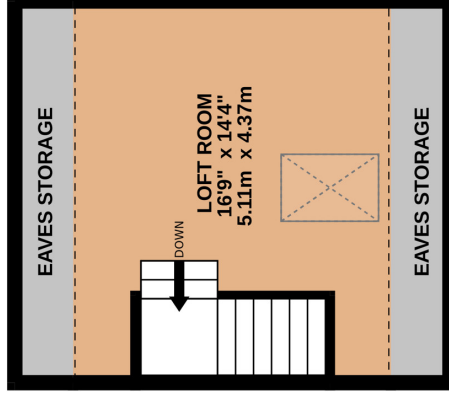
GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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COMMON QUESTIONS

- 1. Will the vendor of this property be purchasing onwards?** Yes, the current owners are hoping to purchase a new home out of the area. They are however flexible and willing to consider moving into temporary accommodation to facilitate a sale.
- 2. Which items will be included in the sale price for this property?** The owners are happy to include the integrated appliances in the sale price. These include the washing machine; dishwasher; fridge-freezer and oven. In addition the owners intend to leave all the fitted blinds with the property as these are made to measure for the windows.
- 3. How much is the council tax for this property?** The property is in Council Tax Band C, which in Trafford Council is currently £1,586 per annum. Payments for council tax are generally made in 10 equal payments over the year.
- 4. Have the current owners had the boiler and electrics inspected recently?** Yes, the owners have had the boiler serviced in January 2023 and the electrics were tested in July 2022, the owners are happy to supply the documentation for these checks.
- 5. How lives in the neighbouring properties?** The owners have advised either side are couples in their 20s and 30s; they are very pleasant neighbours and there is a nice sense of community in this road.