



Medway Crescent, Altrincham, WA14

Offers In Excess Of £480,000



Property Features

- Three Bedroom Detached House
- Located Near to John Leigh Park
- Modern Bathroom and Kitchen
- Off-Road Parking
- Private Rear Garden
- Scope for Extension
- Double Glazed Throughout
- Within Catchment of Trafford's Schools
- Single Detached Garage
- Extension Plans Drawn



Full Description

This three-bedroom detached house is ideally located for access to the sought after local schools; transport links; town centre amenities and beautiful green spaces.

The property benefits from off-road parking; a private front and rear garden; scope for extension; a separate garage and has been modernised throughout with a modern fitted bathroom and kitchen.

This is the ideal home for a young family.



ENTRANCE HALL

5' 9" x 4' 3" (1.77m x 1.3m)

The property is accessed from the front drive via a uPVC Rock door that leads to the entrance hall. The entrance hall comprises of a ceiling-mounted light fitting; a double-paneled radiator; and carpeted flooring. From this space, one has a wooden paneled door leading to the living room and a carpeted staircase leading to the first-floor accommodation.



LIVING ROOM

15' 2" x 10' 3" (4.64m x 3.13m)

The living room is reached via a door from the entrance hall and allows access to the kitchen-diner via a further wooden paneled door. The living room benefits from a uPVC double-glazed bay window to the front aspect; a gas fire with a decorative mantel; carpeted flooring; a single-paneled radiator; a television and telephone points; and a ceiling-mounted light fitting.



KITCHEN/DINER

15' 9" x 9' 1" (4.81m x 2.78m)

The kitchen-diner is located to the rear of the property with a uPVC double glazed Rock door to the side exterior, uPVC double glazed French doors to the rear garden and wooden paneled doors to the under-stairs storage cupboard and living room. The kitchen-diner is fitted with a range of matching base and eye-level storage units, with Minerva worktops over; Karndeal wood effect flooring; a multi-directional spotlight and pendant light fitting; the kitchen offers a recessed sink with side drainer; an integral electric oven, with four ring gas hob over and modern extractor fan; there is space and plumbing for a freestanding washing machine; dishwasher and fridge-freezer. The kitchen-diner is also fitted with a vertical wall-mounted radiator and tiled splash back.



MASTER BEDROOM

13' 1" x 8' 11" (4.00m x 2.73m)

The master bedroom is located off the first floor landing with uPVC double glazed windows to the front aspect; carpeted flooring; a pendant light fitting; a single panel radiator; a television point. This room allows ample space for a king size bed; bedside tables and wardrobes.



BEDROOM TWO

10' 1" x 8' 11" (3.08m x 2.73m)

The second double bedroom is currently utilized as a home office and guest bedroom. This room offers uPVC double-glazed windows to the rear aspect with fitted roman blinds; a single panel radiator; carpeted flooring; a pendant light fitting; and space for wardrobes, desk, and sofa bed or double bed.



BEDROOM THREE

10' 1" x 6' 0" (3.09m x 1.84m)

The third bedroom is currently used as a child's bedroom and dressing room. This room offers uPVC double-glazed windows to the front aspect fitted with roman blinds; carpeted flooring; multi-directional spotlighting; a double panel radiator; space for a single bed or cot, wardrobes and dresser.



BATHROOM

5' 10" x 5' 8" (1.78m x 1.75m)

The family bathroom is located off the first-floor landing with uPVC double glazed frosted glass window to the rear aspect; part tiled walls; vinyl flooring; chrome wall mounted heated towel rail; low-level WC; wall mounted hand wash basin, with storage under; paneled bath with electric thermostatic shower over; and recessed spotlighting.



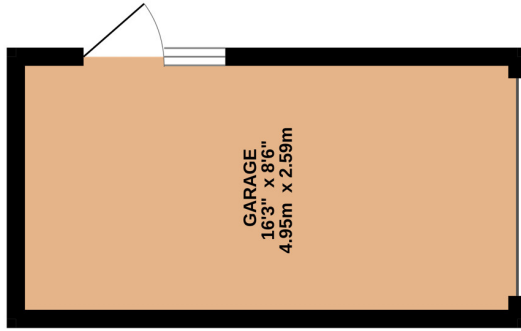
EXTERNAL

The property benefits from a paved driveway to the side of the property offering off-road parking for two vehicles. There is a paved path leading across the front of the property to the front entrance door and a lawned garden with a mature tree. To the side of the property timber double gates allow access to the rear garden and garage.

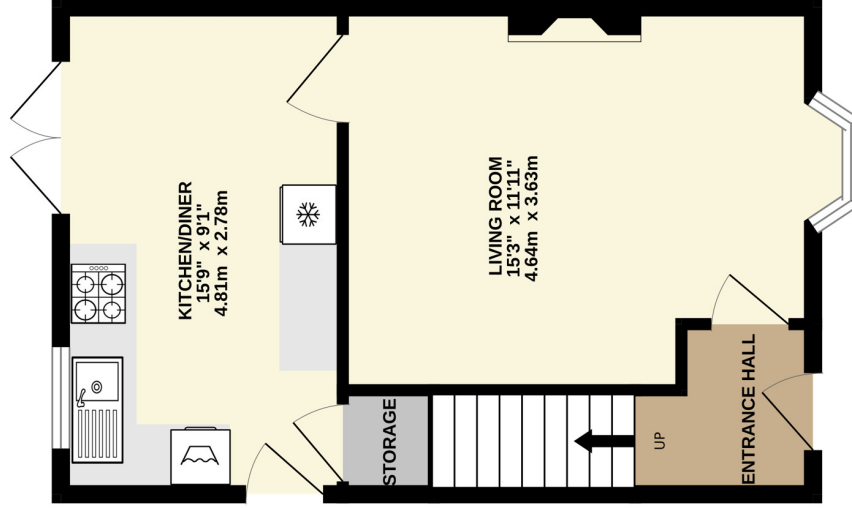
The rear garden is largely laid to lawn with a paved patio area adjacent to the house. The garden is enclosed on three sides by timber paneled fencing with borders stocked with mature shrubs and small trees. In the rear garden, one can access the garage via an up-and-over door to the front aspect or via a hard wood side door. The garage has a small window to the side aspect; a tiled roof and is fitted with lighting and power.



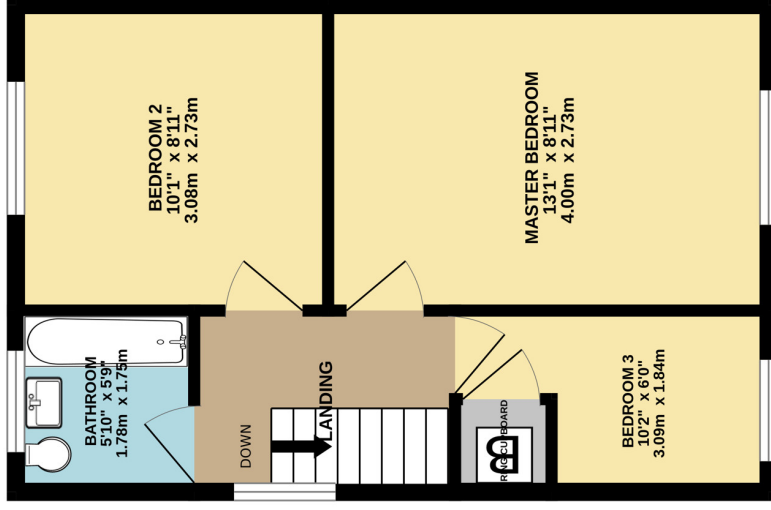
GARAGE
138 sq.ft. (12.8 sq.m.) approx.



GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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.
Made with Metropix ©2023

COMMON QUESTIONS

1. When was the property constructed?

The owner has advised they believe this property was built in around 1985.

2. Who lives in the neighbouring houses?

The houses on either side are owner-occupied. All the neighbours are very friendly and pleasant.

3. Is this property sold freehold or leasehold?

The property owner has advised that there is a ground rent payable of £60 per annum; and no service charge. The lease is believed to have 860 years remaining and the freeholder is Simarc.

4. What work has the owner carried out at this property in recent years?

Over the last four years the current owner has fitted a new kitchen and new bathroom; fitted new windows throughout and installed new Rock front and side doors. The property has been fitted with new carpets and flooring; re-decorated throughout; fitted a new consumer unit; replaced many of the radiators and installed a new Valliant boiler. Externally, the sellers have also replaced the fascias, guttering and downpipes.

5. Which aspects of the property have the current owners most enjoyed?

The owners love the quiet road; the tranquil views over the woodland to the rear of the property; the lovely local community and the proximity to John Leigh Park and Altrincham town centre.

6. Why is the current owner selling this property?

They are looking for a larger home and have secured an onward purchase.

7. Which items will be included in the sale price?

The owner plans to include the oven, hob, extractor fan, carpets, curtains, blinds, dishwasher, the nest thermostat, ring doorbell and all the light fittings. The electric car charger is not included, but the owner will be willing to negotiate the sale of it if the buyer wishes to make use of these.