



Dorset Road, Altrincham, WA14

Asking Price Of £1,200,000



Property Features

- Four Bed Detached House
- Off-Road Parking
- Detached Garage
- Chain Free Sale
- Cul-De-Sac Location
- Private Front and Rear Garden
- Walking Distance to Altrincham Town Centre
- Within Catchment of Trafford's Schools
- In Need of Modernisation
- Scope for Substantial Extension



Full Description

Four bedroom detached house with scope for modernisation and extension. This property benefits from a very private location at the end of a quiet cul-de-sac; with off-road parking, detached garage and private gardens to the front and rear of the property.

This property offers significant scope for modernisation and extension. The property is sold without an onward chain and can therefore be purchased as swiftly as the buyer is able to proceed.



ENTRANCE HALL

The entrance hall is accessed via a hardwood door from the front garden. This room offers wooden paneled doors leading to the dining room, study, lounge, cloak cupboard and ground floor WC; in addition to a balustrade staircase providing access to the first-floor accommodation. The entrance hall is fitted with carpeted flooring; a pendant light fitting; a single panel radiator; uPVC double-glazed window to the front aspect and wall mounted thermostat.



LOUNGE

20' 0" x 12' 6" (6.10m x 3.82m)

The lounge is located off the entrance hall and accessed via double doors with glazed panels; there are uPVC double-glazed windows to the front and rear aspect and uPVC double-glazed French doors leading to the rear garden, flooding the room with natural light. This room is fitted with carpeted flooring; two ceiling-mounted light fittings; two wall-mounted light fittings; double panel radiators; a gas fire and television point.



STUDY

12' 2" x 7' 7" (3.70m x 2.30m)

The study is located off the entrance hall with a uPVC double-glazed window to the rear aspect overlooking the rear garden. The study is fitted with a single-panel radiator; carpeted flooring and pendant light fitting.



KITCHEN

12' 3" x 10' 6" (3.73m x 3.20m)

The kitchen is located to the rear of the property with a uPVC double glazed window overlooking the rear garden; from this room there are doors leading to the utility room and dining room. The kitchen is fitted with a range of matching base and eye level storage units; a recessed stainless steel sink; space for fridge-freezer and freestanding oven; a ceiling mounted light fitting; carpeted flooring and a double panel radiator.



UTILITY ROOM

9' 7" x 5' 7" (2.92m x 1.70m)

The utility room is located off the kitchen with a uPVC double-glazed door with a frosted glass panel to the front exterior and uPVC double-glazed window to the side aspect. The utility room houses the floor-mounted gas boiler; space for a washing machine and dishwasher; a built-in storage unit with a recessed stainless steel sink; part-tiled walls; carpeted flooring and a ceiling-mounted light fitting.



DINING ROOM

11' 7" x 10' 6" (3.52m x 3.20m)

The dining room is accessed from the entrance hall and allows access to the kitchen. This room offers a uPVC double-glazed window to the front aspect; carpeted flooring; a pendant light fitting and a wall-mounted light fitting; and a double-panel radiator. This room allows ample space for a six-seater dining table and sideboard.



MASTER BEDROOM

13' 7" x 11' 7" (4.15m x 3.52m)

The master bedroom is located off the first-floor landing with a door leading to the dressing room and en suite bathroom beyond. This room is fitted with a uPVC double-glazed window to the rear aspect; carpeted flooring; a pendant light fitting; a single-panel radiator and ample space for wardrobes, a double bed and bedside tables.



ENSUITE

6' 11" x 6' 7" (2.10m x 2.00m)

The ensuite bathroom is accessed via the dressing room, off the master bedroom and offers uPVC double-glazed frosted glass window to the front aspect. This room is fitted with a pedestal hand wash basin; a low-level WC; a paneled bath with shower over; wall-mounted mirror fronted cabinet; carpeted flooring; a single panel radiator; a ceiling-mounted light fitting and floor-to-ceiling tiled walls.



BEDROOM TWO

13' 7" x 8' 7" (4.13m x 2.61m)

The second double bedroom offers a uPVC double-glazed window to the front aspect; carpeted flooring; a single panel radiator; a pendant light fitting and ample space for a double bed, bedside tables and wardrobe.



BEDROOM THREE

10' 10" x 7' 10" (3.30m x 2.40m)

The third bedroom offers a uPVC double-glazed window to the rear aspect; carpeted flooring; a pendant light fitting and a single-panel radiator. This room could comfortably accommodate a double bed.



BEDROOM FOUR

7' 7" x 7' 7" (2.31m x 2.30m)

The fourth bedroom offers a uPVC double-glazed window to the rear aspect; carpeted flooring; a pendant light fitting and a single-panel radiator.



BATHROOM

9' 2" x 7' 4" (2.80m x 2.24m)

The family bathroom is located off the first-floor landing with a uPVC double-glazed frosted glass window to the front aspect; carpeted flooring; a wall-mounted hand wash basin within a vanity unit; a low-level WC; panelled bath; bidet; part-tiled walls; wall-mounted mirror fronted cabinet; ceiling mounted light fitting and single panel radiator.



GARAGE

18' 0" x 16' 0" (5.50m x 4.90m)

The garage is a great storage space or could be converted into a home office, gym or games room. This garage offers an up-and-over electric door to the front aspect; a window to the rear aspect; a pendant light and a concrete floor.



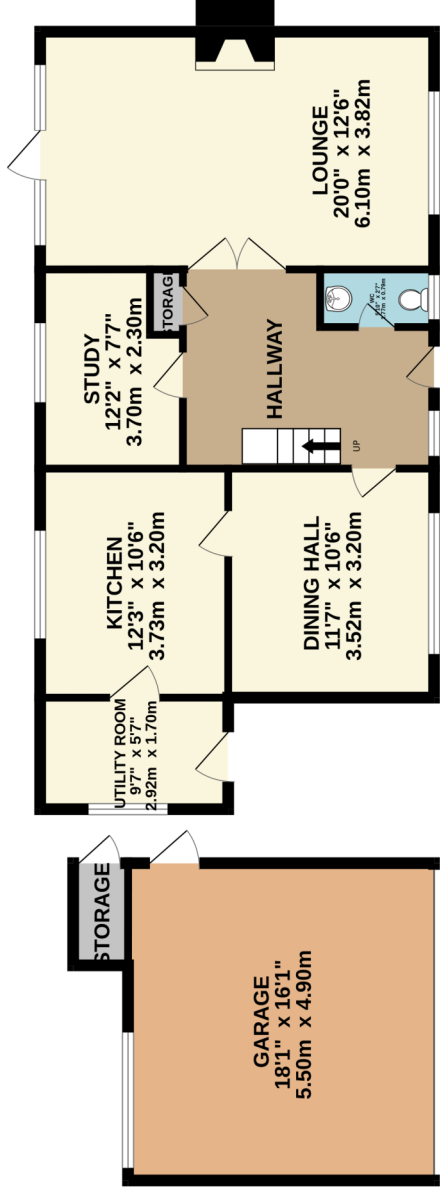
EXTERNAL

The property sits on a large plot with extensive grounds to the front and rear. To the front of the property, one will find a drive leading to the large garage with a paved path leading to the front door; adjacent to this is a large lawned garden with mature shrubs and trees.

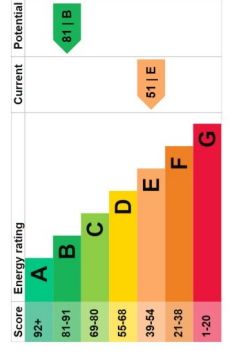
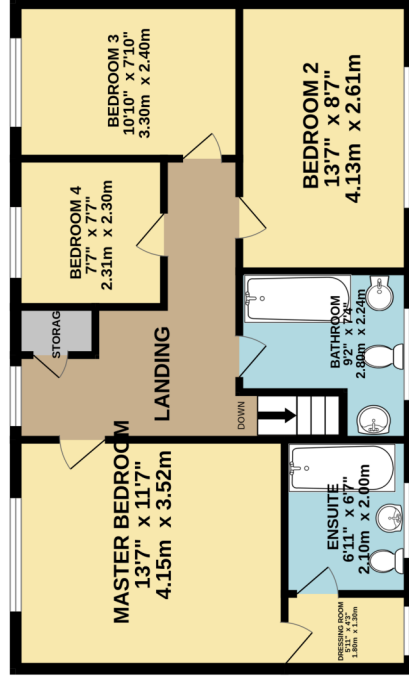
To the side of the property, one will find a wrought iron gate leading to the side access to the rear garden and allowing access to the garage from the side door; to the external storage cupboard and to the utility room via a uPVC double-glazed door. To the rear of the property, the garden is tiered across three levels, with a paved patio area adjacent to the house for summer dining and a lawned garden leading around the far side of the property. The garden is stocked with an array of mature shrubs and trees offering a wide variety of colours and scents throughout the seasons.



GROUND FLOOR
974 sq.ft. (90.5 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 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 site and its contents have not been tested and no guarantee as to their operability or efficiency can be given.
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COMMON QUESTIONS

- 1. When was this property constructed?** The property was built in 1973.
- 2. Who lives in the neighbouring houses?** The houses on either side are owner occupied by mature couples. This road is a quiet and friendly.
- 3. Have the current owners carried out any works on this house recently?** The owners have had new soffits, fascia boards and gutters fitted recently.
- 4. Is this property sold freehold or leasehold?** The vendors have advised that the property is sold freehold.
- 5. Have the windows and doors been replaced?** The current owners replaced all the windows and doors in 2001.
- 6. Are the owners planning to include any items the sale?** The current owners are happy to negotiate the inclusion of any items currently in the house if the buyer would like to retain them.
- 7. Roughly how much are the utility bills for this property?** The current owners have advise that the water has been costing them £264 per annum and the combined gas and electricity is around £2400 per annum.
- 8. Which aspects of this property have the current owners most enjoyed?** The current owners advised that they most enjoyed the secluded location; the ideal size of the property as a family home; and the convenient location of the property, offering easy access to Altrincham town centre, the schools and the Metrolink.
- 9. Has the loft been boarded?** The loft is accessed via a hatch in the first floor landing; the loft has not been boarded.