



Princes Road, Altrincham, WA14

Asking Price Of £415,000



# Property Features

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- Three Bedroom Mid-Terraced House
- Victorian Property with High Ceilings and Period Features
- Patio Garden and Large Shared Garden
- Double Glazed Throughout
- Open Plan Kitchen-Diner
- Scope for Loft Conversion or Cellar Conversion
- Home Office in Rear Garden
- Within Catchment of Trafford's Schools
- Short Walk To Metrolink Station
- Residents Permit Parking



# Full Description

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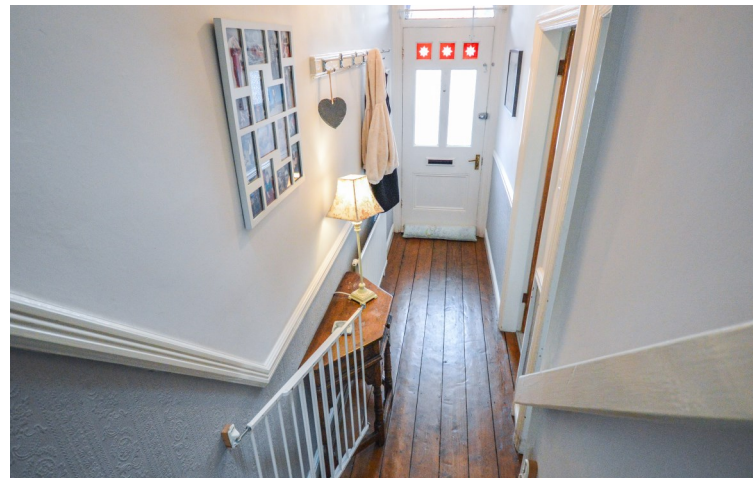
A well presented three bedroom mid-terraced house, with a patio garden and access to a large communal garden to the rear. The property has been double glazed throughout, with a modern kitchen and bathroom. The property offers huge potential for further expansion with the option to convert the loft and basement into an additional bedroom or reception room.

The property is conveniently located, just a five minute walk to Navigation Road Metrolink Station and a fifteen minute walk into Altrincham town centre.



## ENTRANCE HALL

The entrance hall is accessed from the front garden via a hardwood door with frosted glass panels. The entrance hall is fitted with polished wood floorboards; a pendant light fitting; a single panel radiator and carpeted staircase leading to first-floor accommodation, plus wooden panelled doors leading to the lounge and the dining room.



## LOUNGE

13' 9" x 10' 9" (4.20m x 3.30m)

The lounge is reached from the entrance hall, this room offers large uPVC double glazed bay windows to the front aspect, fitted with roman blinds; a pendant light fitting; carpeted flooring; an exposed brick chimney breast with multi-fuel stove; a double panel radiator; telephone and television points.



## DINING ROOM

13' 1" x 11' 5" (4.01m x 3.50m)

The dining room is accessed from the entrance hall, this room also allows access to the kitchen via an opening and benefits from a large uPVC double glazed window to the rear aspect. The dining room is fitted with polished wood flooring; a double panel radiator; and a gas fire with decorative surround.



## KITCHEN

16' 4" x 8' 2" (5.00m x 2.50m)

The kitchen is reached via an opening from the dining room, this room offers a uPVC double glazed window to the side aspect and uPVC double glazed door allowing access to the rear patio garden. The kitchen is fitted with a range of matching base and eye-level storage units; tiled splash back; cushioned vinyl tile effect flooring; a strip of multi-directional spotlights; a double panel radiator; four ring gas hob; and integrated dishwasher, washing machine and fridge-freezer. The kitchen is fitted with a wall mounted Vaillant combi boiler; a stainless steel extractor hood and recessed stainless steel sink, with chrome mixer tap over.



## HOME OFFICE

5' 2" x 7' 2" (1.60m x 2.20m)

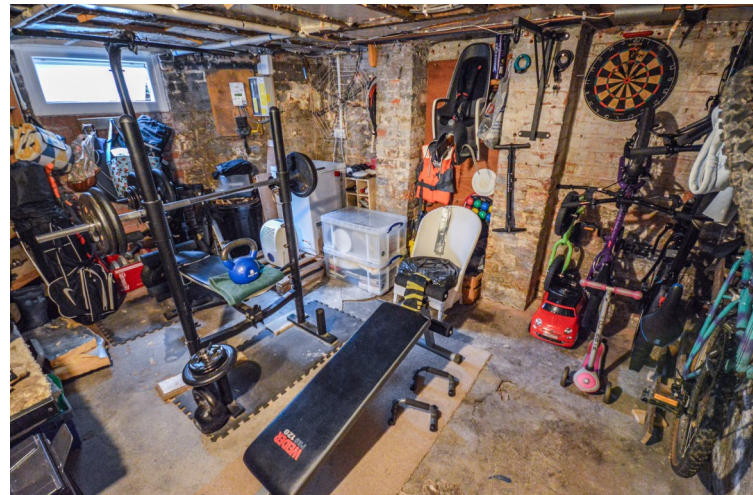
The home office is located to the rear of the kitchen and accessed via the rear patio garden. The home office offers uPVC double glazed bi-folding doors to the side aspect and a uPVC double glazed window to the rear aspect. This room is fitted with tiled flooring; a pendant light fitting; and a wall mounted electric heater.



## BASEMENT

13' 9" x 14' 7" (4.20m x 4.47m)

The basement is accessed via a wooden panelled door from the kitchen. The basement is not converted but is currently utilised as a home gym and storage space. The basement comprises of a concrete floor; ceiling mounted light fitting; uPVC double glazed window to the front aspect and electrical consumer unit.



## MASTER BEDROOM

11' 5" x 13' 1" (3.50m x 4.00m)

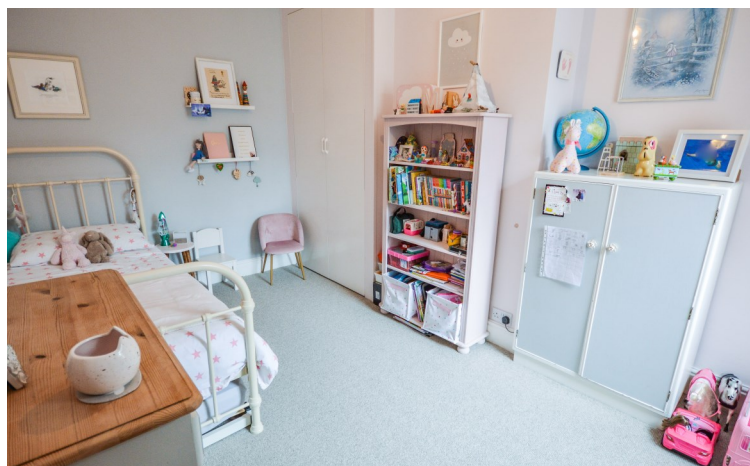
The master bedroom is located off the first floor landing with two large uPVC double glazed windows to the front aspect, with fitted roman blinds; carpeted flooring; a pendant light fitting; built in wardrobes; and a double panel radiator.



## BEDROOM TWO

13' 3" x 9' 2" (4.04m x 2.80m)

The second double bedroom is also accessed from the first floor landing with a double glazed window to the rear aspect, fitted with a roman blind. This room offers carpeted flooring; a pendant light fitting; a double panel radiator; and a fitted wardrobe and storage cupboard.



## BEDROOM THREE

6' 0" x 8' 3" (1.83m x 2.53m)

The third bedroom is located off the first floor landing to the rear of the property with a uPVC double glazed window over looking the rear garden, fitted with blackout blinds and a roman blind. This bedroom would comfortably accommodate a single bed, the room is fitted with carpeted flooring; a pendant light fitting; and a double panel radiator.



## BATHROOM

5' 6" x 5' 2" (1.70m x 1.60m)

The bathroom is located off the first floor landing with a uPVC double glazed frosted glass window to the side aspect. The bathroom comprises tiled flooring; part-tiled walls; a wall mounted chrome heated towel rail; recessed shelves; a low-level WC; a wall mounted hand wash basin; a panelled bath, with glazed screen and thermostatic shower system over; two wall mounted light fittings and a pendant light; and an extractor fan.

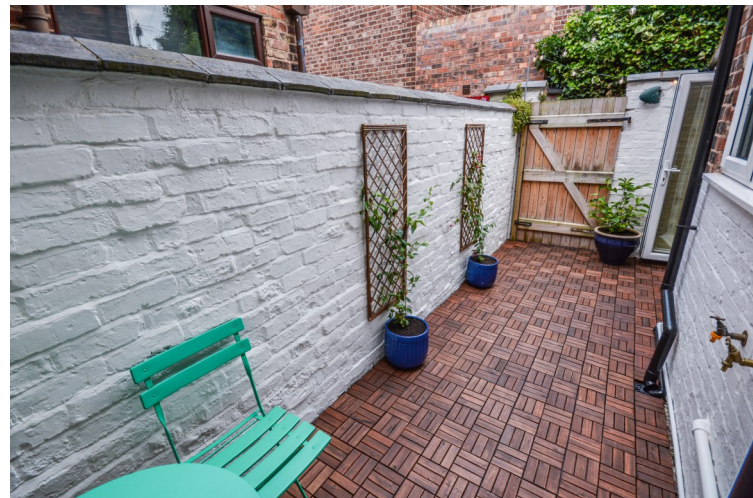


## EXTERNAL

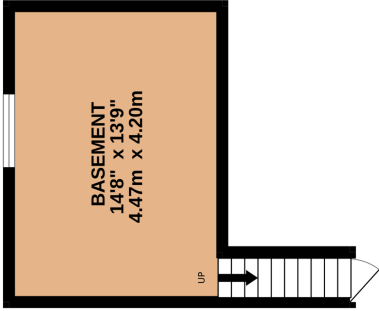
To the front of the property one will find a paved front garden which is enclosed to the front aspect by a low-level brick wall and wrought iron gate, to either side the garden is enclosed by timber panelled fencing. The front garden allows access to the front entrance door via two stone steps leading to the storm porch, with the hardwood front door beyond.



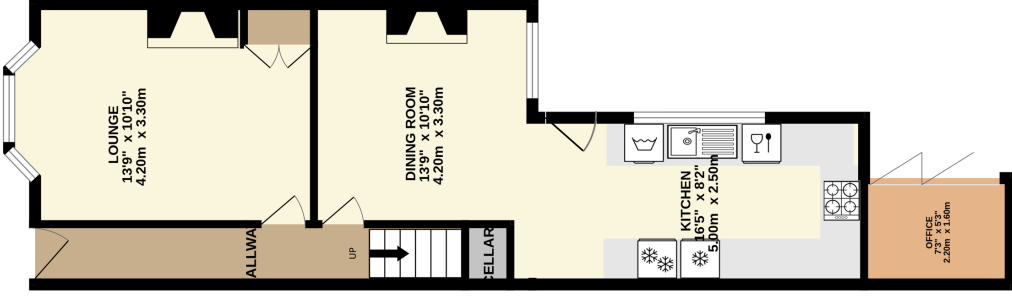
To the rear of the property one will find an enclosed patio garden, with a high brick wall to the side and a timber gate allowing access to the rear. The patio garden is decked and would be ideal for a drink in the sunshine. The property benefits from access to an additional communal garden area which is reached via the gate to the rear of the patio garden. This garden area is largely laid to lawn with mature shrubs and small trees to the boundaries. This garden area is only accessible from the rear of around 6 other houses and is secured at the side by a lockable timber gate leading to Devonshire Road.



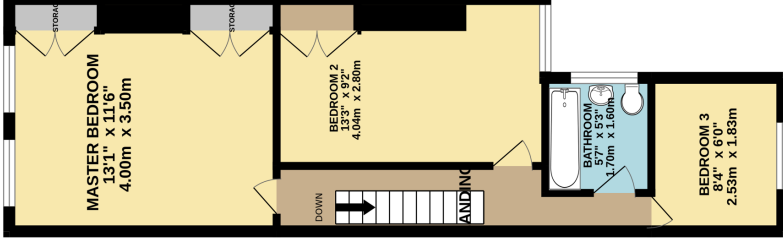
**BASEMENT**  
148" x 13'9"  
4.47m x 4.20m



**GROUNDFLOOR**  
505 sq.ft. (46.9 sq.m.) approx.



**1ST FLOOR**  
380 sq.ft. (35.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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. 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. When was this property constructed?** The owners believe the property was built in around 1895.
- 2. Have the current owners carried out any works at the property?** The owners have fitted a new bathroom, decorated the house and installed a new home office to the rear of the house. This was converted from an external storage space.
- 3. Is this property sold freehold or leasehold?** The current owners have advised that the property is sold freehold.
- 4. Which items will be included in the sale price for this property?** The sale price will include the fitted white goods, such as the dishwasher, fridge-freezer, washing machine and cooker. The owners also plan to include all the fitted blinds in the sale price.
- 5. How quickly could the purchase be completed?** The current owners will be purchasing onwards, therefore when an onward purchase is agreed we would advise on the expected timescales.
- 6. How much are the utility bills for this property?** The current owners are spending around £250 pcm on the combined cost of water, electricity and gas. These costs will of course vary depending on the size of your family and usage.
- 7. Which are the current owners favourite aspects of this property?** The current owners have said they have loved living in this house, they love the period character of the property; the convenient location and the huge potential offered by the scope for extension into the loft space and basement.
- 8. Have the boiler and electrics been serviced recently?** The boiler was installed in 2006; the last full service was carried out in 2011. The electrics were inspected in 2011.
- 9. Why are the current owners selling this property?** The current owners have a growing family and are looking for a larger home.
- 10. Have the current owners obtained quotes to convert the basement and loft?** Yes, the current owners considered these conversions and obtained estimates from a local builder. The basement could be converted into another bedroom or an additional reception room and the rear chamber of the basement could also be excavated to create two large rooms down here. The cost of conversion for the front chamber was around £35,000 to include a bedroom and en suite shower room. The loft conversion which could also create a large bedroom with Juliette balcony to the rear and en suite shower room was quoted at around £30,000. These quotes were carried out around 18 months ago.