



Yeoford Drive, Altrincham, WA14

Asking Price Of £680,000



Property Features

- Four Bedroom Detached House
- Off-Road Parking
- South Facing Rear Garden
- Views Over the Canal
- Quiet Cul-De-Sac Location
- Short Walk to John Leigh Park
- Within Catchment of Outstanding Schools
- En Suite to Master Bedroom and Family Bathroom
- Ground Floor WC
- Double Glazed Throughout

Full Description

Four bedroom detached house with off-road parking and generous rear garden. This property offers a separate utility room/home office; downstairs WC; open-plan kitchen-diner and en suite to the master bedroom. The property benefits from a tranquil spot with views over the canal in a quiet cul-de-sac, yet just a short walk to John Leigh Park and Altrincham town centre.

The property is an ideal family home, within the catchment area of Trafford's sought after grammar schools.



ENTRANCE HALL

11' 6" x 2' 8" (3.52m x 0.83m)

The entrance hall accessed via a uPVC double glazed front door from the front drive; from the entrance hall one can access the lounge; kitchen-diner; downstairs WC; utility room / home office and a carpeted staircase leading to the first floor accommodation. The entrance hall is fitted with a single panel radiator; laminate wood effect flooring and a ceiling mounted light fitting.



LOUNGE

10' 9" x 17' 10" (3.29m x 5.46m)

The lounge is located off the entrance hall, with two large double glazed windows to the front aspect, one which is a bay window. This room is fitted with herringbone design high quality engineered wood flooring, fitted recently; two single panel radiators; a pendant light fitting and a television and telephone point.



KITCHEN - DINER

9' 10" x 17' 10" (3.01m x 5.44m)

The kitchen-diner is also accessed from the entrance hall, with two uPVC double glazed French doors into the rear garden. The kitchen is fitted with marble tiled flooring with underfloor heating ; recessed spotlighting; under cabinet lighting; a wall mounted vertical radiator; a range of matching base and eye level storage cupboards with granite worktops over. The kitchen also benefits from several integrated appliances, including: A double oven; microwave oven; plate warmer; fridge-freezer; dishwasher; five ring gas hob; and a recessed sink, with chrome mixer tap over.



UTILITY ROOM/ HOME OFFICE

17' 0" x 7' 9" (5.20m x 2.38m)

The utility room/ home office is located off the entrance hall benefitting from a dual aspect, with uPVC double glazed windows to the front and rear aspect, with fitted horizontal blinds and a uPVC door leading to the rear garden. This room offers ceiling mounted multi-directional spot lighting; wooden painted floorboards; a double panel radiator; space and plumbing for a washing machine and tumble dryer; an built in storage cupboard housing the combi boiler.



DOWNSTAIRS WC

5' 4" x 2' 9" (1.64m x 0.85m)

Again located off the entrance hall, this room is a convenient downstairs WC, with a uPVC double glazed frosted glass window to the rear aspect. The WC comprises of a low-level WC; wall mounted hand wash basin; laminate wood effect flooring; ceiling mounted multi-directional spotlighting and a single panel radiator.



MASTER BEDROOM

9' 0" x 11' 10" (2.75m x 3.62m)

The master bedroom is located off the first floor landing and allows access to the walk-in wardrobe and en suite shower room. The master bedroom is fitted with two uPVC double glazed windows to the front aspect; a pendant light fitting; carpeted flooring; a double panel radiator.



The walk-in wardrobe is a useful storage space with a pendant light fitting; Vinyl flooring and two hanging rails.



ENSUITE

6' 9" x 7' 9" (2.08m x 2.37m)

Located off the master bedroom one will find the ensuite shower room with a uPVC double glazed frosted glass window to the rear aspect, fitted with a roller blind; a low-level WC; wall mounted hand wash basin with storage under and mirror over; shaving point; a chrome wall mounted heated towel rail; tiled flooring; shower cubicle with glazed sliding door and chrome thermostatic shower system; extractor fan and recessed spotlighting.



BEDROOM TWO

8' 10" x 11' 3" (2.70m x 3.44m)

The second double bedroom is located off the first floor landing with a uPVC double glazed bay window to the front aspect; a single panel radiator; carpeted flooring; a pendant light fitting and built-in mirror fronted wardrobes.



BEDROOM THREE

5' 7" x 17' 11" (1.71m x 5.47m)

The third bedroom offers two uPVC double glazed windows to the rear aspect, with fitted roller blinds; carpeted flooring; two single panel radiators; and ceiling mounted multi-directional spotlighting.



BEDROOM FOUR

10' 6" x 6' 1" (3.21m x 1.87m)

The fourth bedroom offers a uPVC double glazed window to the front aspect, fitted with horizontal blinds; carpeted flooring; a single panel radiator; and a pendant light fitting.



BATHROOM

5' 0" x 7' 7" (1.54m x 2.32m)

The family bathroom comprises a uPVC double glazed frosted glass window to the side aspect; fully tiled walls and floor; a ceiling mounted light fitting; a wall mounted chrome heated towel rail; a wall mounted hand wash basin with storage under and backlit mirror over; a low-level WC; extractor fan and panelled bath tub. The bathroom was fully refurbished and widened 3 years ago.

EXTERNAL

To the front of the property lies a large driveway, allowing off-road parking for up to four vehicles. Adjacent to the drive is a lawned front garden. From the front garden secure timber gates allow access to the rear of the property from either side of the house.

To the rear of the property one will find a generous south facing rear garden, with a porcelain paved patio area adjacent to the house for summer dining and extending across the rear of the property allowing access to the timber summer house. The summer house is equipped with lighting and power points and could be converted into a home office if required. The garden is largely laid to lawn, the rear border is stocker with mature shrubs and plants and the garden is enclosed on three sides by timber panelled fencing.

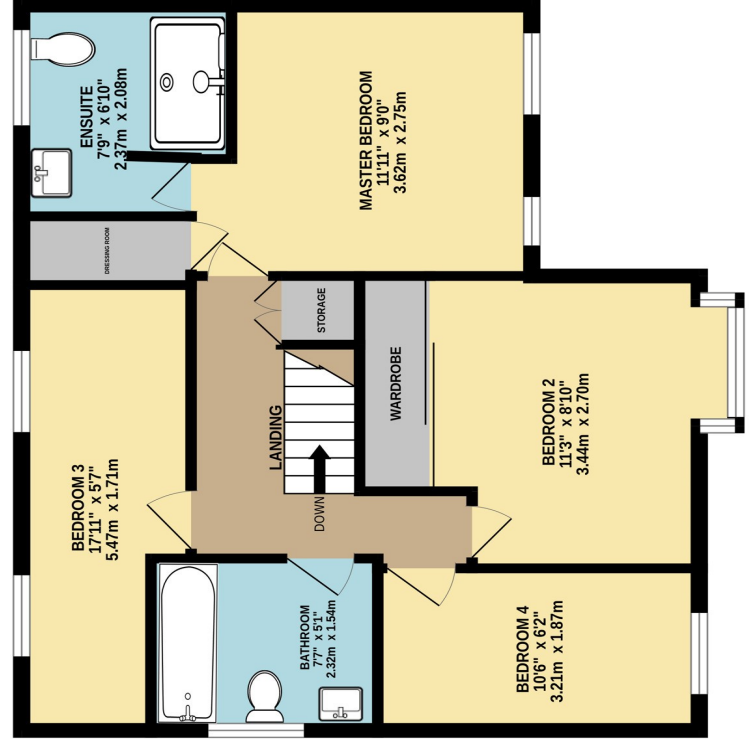


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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.
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COMMON QUESTIONS

- 1. Is this property sold freehold or leasehold?** The property is sold freehold. The property was constructed on the Dunham Massey Estate, therefore extensions to the property are required to be approved by the Dunham Massey
- 2. When was this property constructed?** The owners have advised the property was built in 1992.
- 3. Who lives in the neighbouring houses?** The owners have advised both are private home owners, one side is a family and the other is a couple, both are very pleasant and friendly.
- 4. When did the current owners purchase this property?** The current owners purchased the property in 2017, they moved from a three bedroom property on this road, they have loved living on this road for the past 20 years. They are now looking to move to a more rural location.
- 5. Have any structural alterations been carried out at this property?** Yes, the kitchen has been remodelled and the garage was converted, with a second story extension over, creating the master bedroom and en suite shower room. Full planning approval was granted by Trafford Council for this work.
- 6. What is the broadband speed like in this area?** The download speed is 240 Mbps and the upload speed is 40 Mbps.
- 7. Have there been any replacement windows or doors?** Yes all the windows and external doors were replaced were replaced in the last 6 years, the owners hold a 10 year warranty for this work.
- 8. Have the current owners carried out any repairs on the roof?** Yes, the current owners have had the ridge tiles repointed and the lead valleys repaired in 2022. At this time the roofer inspected the rest of the roof and gave it a clean bill of health.
- 9. Which items do the current owners intend to include in the sale price?** The current owners intend to include the integrated ovens, microwave oven, plate warmer, dishwasher, fridge-freezer, the fitted blinds and the summer house in the sale price.
- 10. How much is the council tax for this property?** The property is located in Trafford Council, it falls into council tax band E, which is currently £2293.79 per annum.
- 11. Which are the current owners favourite aspects of this property?** The current owners have advised they have enjoyed the tranquil canal views and local wildlife; the quiet location and great neighbours; and the beautiful local walks in Dunham Massey.
- 12. Have the electrics or gas boiler been inspected recently?** The boiler was installed in 2014 and has been serviced annually since, most recently in January 2023. The electric consumer unit was replaced in 2013, at this time the property was also partially re-wired.
- 13. Does the property offer loft storage space?** Yes, the loft space has been boarded with a light and a hatch with loft ladders.