



Sandiway Road, Altrincham, WA14

Offers In Excess of £365,000



Property Features

- Two Double Bedroom Terraced House
- Private Rear Patio Garden
- Off-Road Parking
- Ten Minute Walk To Altrincham Town Centre
- Near Navigation Road and Altrincham Metro Link Stations
- Ideal Home for a Young Couple
- Beautiful Period Features
- Built in 1806
- Range Cooker
- Nearby To John Leigh Park



Full Description

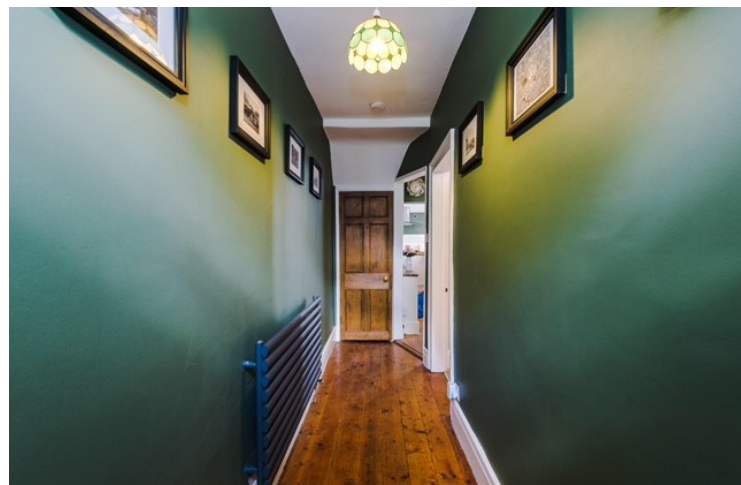
A beautiful period terrace, built in 1806! Offering two large double bedrooms and a separate lounge and dining room. This property offers off-road parking and a private rear courtyard garden. The house retains its original period features including large sash windows. This quaint property would be an ideal buy-to-let purchase or a perfect home for a young couple.

The property offers easy access to transport links and local amenities with Altrincham town centre just a ten-minute walk away and Navigation Road metro link station also within ten to fifteen minutes walk.



ENTRANCE HALL

The entrance hall is reached via a hard wood period door leading from the front drive, with a semi-circular fan window over. The entrance hall offers solid wood floor boards; a pendant light fitting; a single paneled radiator; hard wood paneled doors leading to lounge and under stairs storage cupboard which houses the washing machine, plus an opening leading to the dining room. There is also space for coat hooks and shoe storage rack.



LOUNGE

11' 11" x 12' 8" (3.65m x 3.88m)

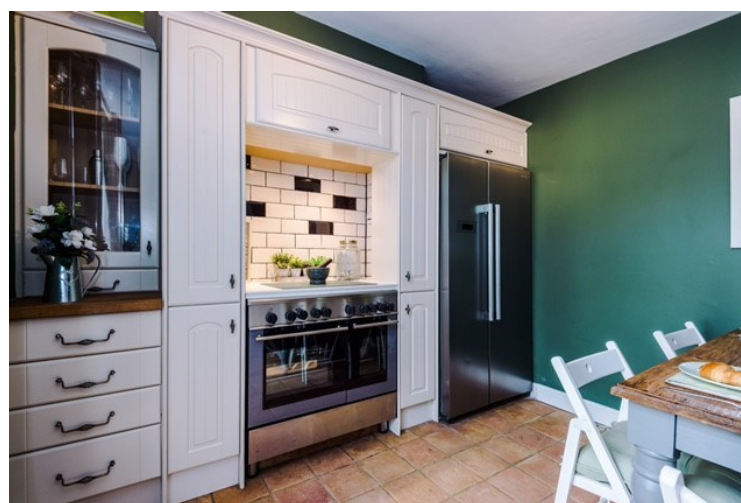
The lounge offers carpeted flooring; a large sash window facing the front aspect; a stunning period cast iron fireplace with decorative tiles and wooden surround; a period cast iron style radiator; a pendant light fitting; Television and telephone points; and ample space for two sofas, a coffee table and storage shelves or cabinets.



DINING ROOM

12' 2" x 10' 0" (3.73m x 3.05m)

The dining room is accessed via an opening from the entrance hall and allows access to the kitchen via an opening; and to the first floor accommodation via a carpeted staircase. This room is bright and spacious with natural light entering from French doors leading to the rear patio garden. The dining room benefits from tiled flooring; a double paneled radiator behind a decorative radiator cover; a pendant light fitting; build-in storage cupboards and draws with space for an American-style fridge-freezer and freestanding electric oven with tiled splash back over.



KITCHEN

6' 11" x 5' 10" (2.12m x 1.78m)

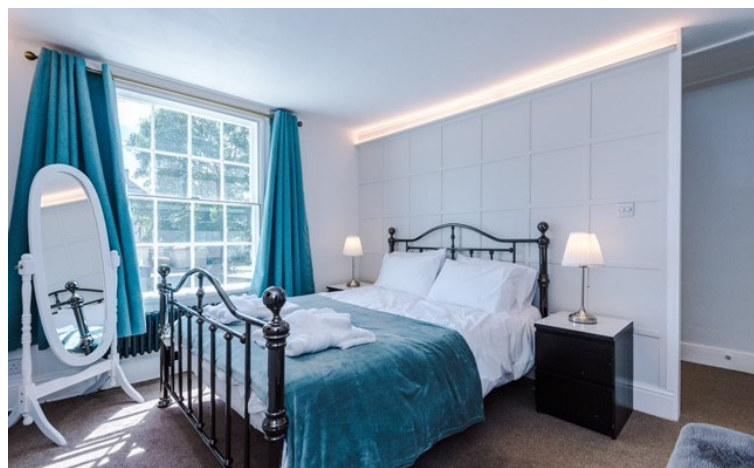
The kitchen offers a window to the side aspect; tiled flooring; matching base and eye level storage units with wooden worktops over; recessed spotlighting; five ring gas hob with stainless steel extractor fan over; tiled splash back; large recessed Belfast sink with flexible multifunction chrome tap over; ample chrome power points and opening to the dining room.



MASTER BEDROOM

12' 0" x 16' 7" (3.68m x 5.06m)

A large master bedroom with sash window to front aspect, internal glazing; a period cast iron style radiator; carpeted flooring; pendant light fitting; farmhouse style door with latch; LED lighting; bespoke fitted wardrobes; a partition wall with wooden panelling and office space created behind.



From the master bedroom a loft hatch allows access to the loft area. There is a pull-down ladder; lighting; power points and this room is fully boarded for storage.



BEDROOM TWO

10' 1" x 10' 4" (3.09m x 3.16m)

The second double bedroom benefits from carpeted flooring; window to rear aspect, with internal glazing; wall-to-wall fitted wardrobes across with bi-folding doors and one with a mirror fronted door; alongside the wardrobe is fitted shelving; a single panelled radiator; and a pendant light fitting.



BATHROOM

5' 2" x 7' 1" (1.60m x 2.18m)

The bathroom offers a window to the rear aspect, with fitted roller blind; a large paneled bath with shower over and glazed shower screen and tiled splash back; a pedestal hand wash basin with tiled splash back; low-level WC; a storage cupboard with a combi boiler and shelving; recessed spotlighting; herringbone style Vinyl tiled floor; and chrome wall mounted heated towel rail.



EXTERNAL

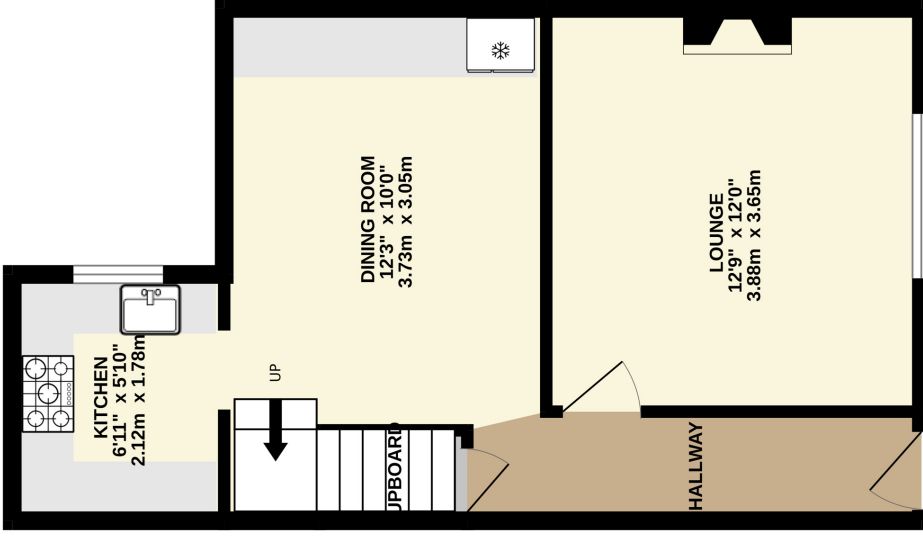
To the front of the house is a good sized driveway which is laid with cobbles and enclosed from the adjacent properties by a tall hedge on each side; in addition to parking off-road on the drive, residents can obtain a residents parking permit to park on the street and can also purchase guest parking permits which are very inexpensive.



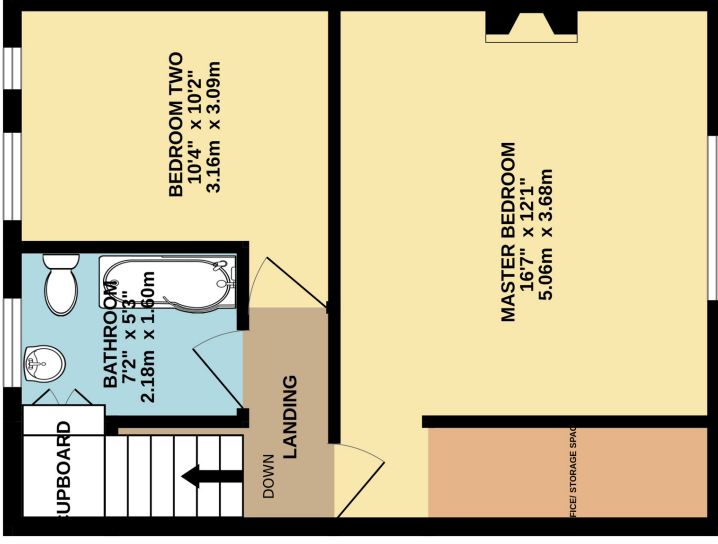
To the rear of the property lie a paved patio garden which is accessed via French doors from the dining room. This space is enclosed by a tall brick wall offering ample privacy. The patio garden allows access to a gate leading behind the row of terraces for bin storage and to allow rear access to the property if required. Within the rear garden is a small wooden lean to which has plumbing for a washing machine and offers additional storage space.



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are not guaranteed. 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. When was this property built?

The property was built in 1806, which is the Georgian Era. This property retains a wealth of original period features.

2. Is this property freehold or leasehold?

The vendor has informed us that this property is freehold, so there is no ground rent or service charge.

3. How much do the utility bills cost at this house?

The current Council tax band for this property is band D, which costs £1876.76 per annum in 2023. These rates can be revised annually and some discounts are available.

4. What is the internet speed like in this location?

The vendor has advised us that the broadband speed is very fast and fiber optic internet is available in this location.

5. How soon could a purchase be completed?

The property is currently let via Air B and B, the owner does not live at this property currently. Therefore, the transaction should be relatively swift and based on the desired timescale of the correct buyer.

6. Which aspects of this property has the owner most enjoyed?

The vendor purchased this property as he loved the properties unique character offered by its age and associated history. He has also enjoyed the open fire, which gives this property a homely and relaxing feel.

7. Has the current owner carried out any work on this property? Yes, the current owner has redecorated throughout; fitted new radiators in the hall, and the living room; a new boiler has been fitted; a partition wall and fitted wardrobes in the master bedroom; external power point at the front of the property and other cosmetic improvements.