

Devonshire Road, Altrincham, WA14
Offers in Excess of £375,000



Property Features

- Two Double Bedroom End of Terrace Property
- Modernized Throughout
- South Facing Patio Garden
- Spacious Lounge / Diner
- Large Communal Garden
- Five Minutes Walk to Metro Station
- Modern Kitchen and Bathroom
- Large Cellar, Possible Bedroom Conversion
- Close To Altrincham Town Centre
- In Catchment Area for Outstanding Schools



Full Description

Two double bedroom Victorian end-of-terrace house located near John Leigh park, close to Altrincham Town Centre and just five minutes walk to Navigation Road Metro Station. The property benefits from a south-facing rear patio garden and additional large communal garden.



This property has been modernized throughout, with an open-plan lounge-dinner and spacious kitchen. The property benefits from a spacious basement for storage or utility room, this could be converted to additional bedroom.



ENTRANCE HALL

The property is entered through a period-style uPVC security door with double-glazed inserts; with a frosted glass fanlight over. The entrance hall is fitted with wood effect laminate flooring; a single panel radiator; high ceilings; pendant light fitting and offers stairs to the first floor and a door to lounge-diner.



LOUNGE/ DINING ROOM 25' 0" x 11' 0" (4.22m x 3.35m)

Spacious open-plan lounge-diner; with large uPVC double-glazed window to front aspect and an opening leading to the kitchen. This room is fitted with wood effect laminate flooring; two pendant light fittings; each room has a stunning period cast iron fireplace; television and telephone points; two double panel radiators; bespoke hand made fitted shelves and cabinets to the alcoves in the lounge area.



KITCHEN 13' 10" x 11' 0" (4.22m x 3.35m)

A modern high quality fitted kitchen with ample natural light via a large uPVC double glazed door leading to the rear patio garden and uPVC double glazed skylights spanning the space between the dining room and the rear patio garden. The kitchen is fitted with a range of matching base and eye level storage units; benefitting from integral: Oven, four ring induction hob and stainless steel extractor fan over; recessed sink with separate drainer and chrome mixer tap over; dishwasher; fridge-freezer and ample storage space. The room has tiled flooring; tiled splash back; recessed spotlighting and allows access to the basement via a wooden panelled door.



BASEMENT 14' 2" x 11' 7" (4.32m x 3.53m)

A large basement with two good sized chambers. This room benefits from a uPVC double glazed window to the front aspect opening into a light well; and multi-directional spotlighting. This room is currently utilized as a utility room and storage room; it could be converted to a bedroom and en suite shower room or an additional lounge/ study area.



LANDING

Upstairs landing area again offers from high ceilings; wooden period spindle balustrades; pendant light fitting and wooden paneled doors leading to bathroom; and two double bedrooms.

MASTER BEDROOM 13' 9" x 11' 8" (4.20m x 3.56m)

Large master bedroom with two uPVC double glazed windows to front aspect with fitted blinds; carpeted flooring; a pendant light fitting; a double panel radiator and ample room for a king sized bed, bedside tables, dressing table and wardrobes.



BEDROOM TWO 12' 2" x 9' 10" (4.20m x 2.75m)

The second double bedroom is also accessed from the first-floor landing with uPVC double glazed window to rear aspect, with fitted blind; a pendant light fitting; carpeted flooring and a double panel radiator. This room is large enough to accommodate a double bed, chest of drawers, and wardrobe or desk.



BATHROOM 7' 10" x 6' 10" (2.40m x 2.10m)

A modern fitted bathroom with a pedestal hand wash basin; low-level WC; tiled flooring; part tiled walls; period style cast iron radiator with towel rail; recessed spotlighting; and uPVC double glazed window to rear aspect with frosted and stained glass design, with fitted roman blind.

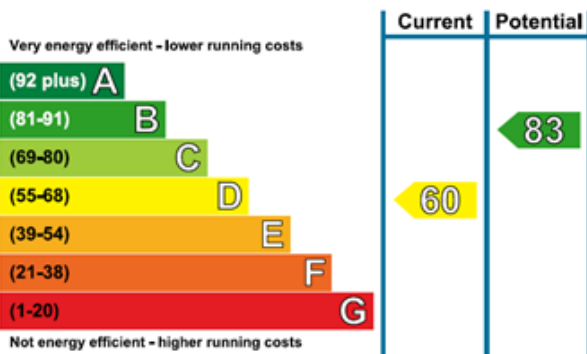


EXTERNAL

Enclosed patio garden; with paved flooring and enclosed on three sides by walls to allow privacy and shelter. The south facing patio area opens into a communal south facing garden via an arched opening, with timber gate. The communal area is shared by 6 local houses which back onto the garden. It is a well maintained lawned garden, bordered by established trees and shrubs.



Energy Efficiency Rating



COMMON QUESTIONS

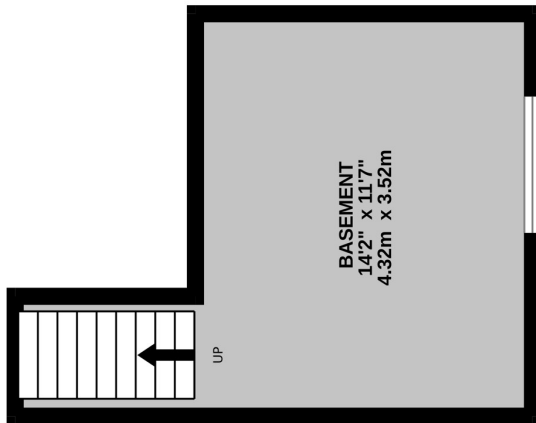
- 1. What is the council tax for this property?** This property is in council tax band B, in Trafford this currently costs £1,459.70 per annum.
- 2. When was this property built?** We believe this property was built in 1898.
- 3. Is this property freehold or leasehold?** This property is sold freehold, there is no service charge. However there is a chief rent, which is £5 per annum.
- 4. What are the parking arrangements on this road?** This road is permit parking, visitors can stay for two hour without a permit. Residents can apply for a permit which costs around £40 per annum.
- 5. What is the internet speed like in the property?** The vendor has advised that the broadband speed is excellent in the area, fiber optic is available in this location. The owners have Virgin supplying the house currently and benefit from speeds of up to 1GB.
- 6. Is this property in a conservation area?** No this is not in the conservation area.
- 7. Does the property benefit from a loft space?** Yes, there is loft access in the 1st floor landing and the loft has been partly boarded for storage.
- 8. How much do the utility bills cost at this property?** This will of course depend on usage, but the current owners have advised they spend around £400 pcm for combined gas, electricity, water and council tax.
- 9. Why is the vendor selling this property?** The vendor is now moving to a larger property in the local area, they have secured an onward purchase which is chain free and they hope to move swiftly.
- 10. When was the boiler last inspected?** The boiler was replaced in November 2021 and is still under warranty, this is serviced annually.
- 11. Which features of this house has the vendor most enjoyed?** The vendor has loved living here and has informed us that they love the south facing communal garden and secluded walled patio garden; the lovely new kitchen and bathroom fitted in the last 2 years and the large rooms with high ceilings.
- 12. Is there scope to extend this property?** Yes, the property benefits from a large basement which could be converted into a bedroom or lounge. There is also a loft space which could be converted to an additional bedroom if required.
- 13. Which items will the vendor include in the sale price for this property?** The owner will include the fitted white goods, which were new 2 years ago and are all under warranty. They will also be willing to sell other items of furniture and light fittings is the buyer wishes to purchase these.

17 The Downs
Altrincham
Cheshire
WA14 2QD

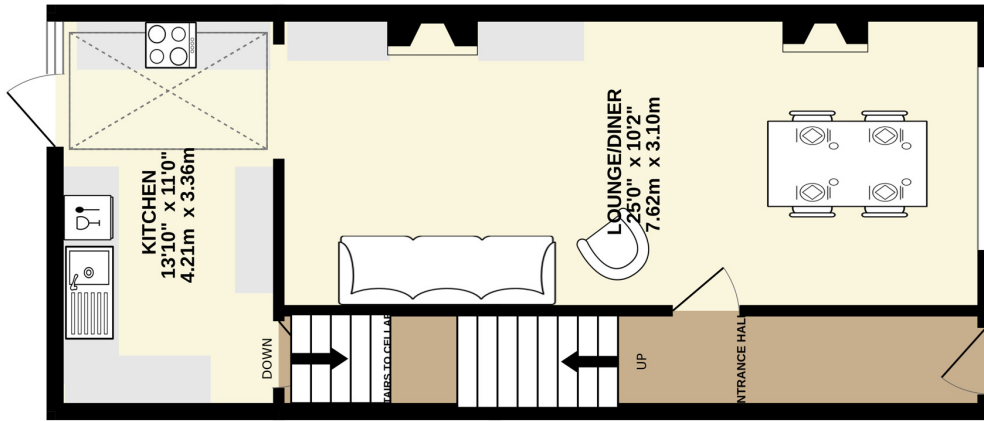
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

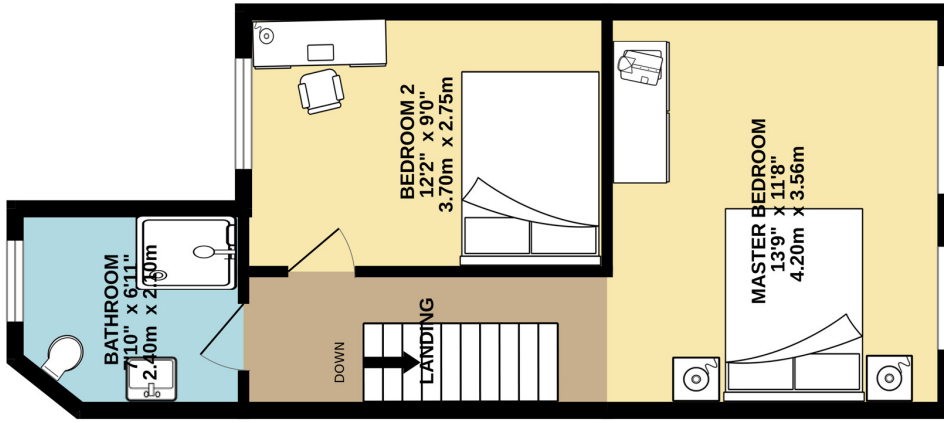
CELLAR ROOM
187 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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