



Lock Road, Broadheath, WA14

Asking Price of £400,000



Property Features

- Victorian End of Terrace House
- Large Corner Plot
- Modern Open Plan Kitchen-Diner
- Original Period Features
- Two Large Double Bedrooms
- Planning Approval Granted
- In Catchment of Sought After Schools
- Close to John Leigh Park
- Excellent Transport Links
- Off-Road Parking can be Created at Rear

Full Description

A gorgeous Victorian end of terrace property located just a short walk into Altrincham town centre via the popular John Leigh Park. With two generous double bedrooms (planning approval for third) and an open plan lounge-diner. The property benefits from a modern bathroom and kitchen and plans submitted include the addition of a downstairs WC. The property is located within easy walk of Altrincham's metro link and train station, the retail park and the array of shops, restaurants and other amenities offered in Altrincham's thriving town centre. It is also in catchment for the outstanding local grammar schools and in the catchment area for Navigation Road Primary and Altrincham Church of England Primary Schools. The property benefits from a generous corner plot allowing for a wrap around garden and potential to create off-road parking, if required.



ENTRANCE HALL

An inviting entrance hall; with stunning period features including dado rails and skirting boards; hard wood external door with stained glass panels; varnished wooden floorboards; a central pendant light fitting and a double panel radiator. From the entrance hall an opening leads to the lounge-diner and a wooden panelled door leads to the front sitting room.



SITTING ROOM

10' 9" x 10' 4" (3.30m x 3.15m)

The sitting room is located to the front of the property, accessed via a wooden panelled door from the entrance hall. This is a lovely cosy room, with an open fire place where one could fit a multi-fuel stove. This room is fitted with varnished wooden floorboards; a large uPVC double glazed window to the front aspect; the room also offers a double panel radiator; a fitted cabinet to the left of the chimney housing the gas meter; a telephone point; a central pendant light fitting; and dado rails, coving and a beautiful ceiling rose.



LOUNGE/DINER

14' 6" x 13' 4" (4.43m x 4.07m)

Gorgeous open-plan lounge-diner, a perfect entertaining space with an opening to the kitchen area. This room is fitted with varnished wooden floorboards; a period cast iron fireplace with decorative tiled insert and wooden surround; a pendant light fitting; a double panel radiator; a build-in storage cupboard housing the electrical meter and consumer unit and a television point.



BREAKFAST KITCHEN ROOM

8' 4" x 11' 8" (2.55m x 3.56m)

A modern kitchen which is accessed via an open from the lounge-diner and allowing access to the garden via a wooden framed double glazed back door, with an additional wooden framed double glazed window to the side aspect. The kitchen area is fitted with a range of matching white base and eye-level storage units; marble worktops, which extend to form a breakfast bar. The kitchen is fitted with a range of integrated appliances including a dishwasher, under counter fridge and freezer; a freestanding washer-dryer; a recessed stainless steel sink with chrome mixer tap; a wall mounted combi boiler houses in a storage unit; and an electric oven with five ring gas hob over. The kitchen is also fitted with two pendant light fittings; LED light strips under the eye-level cabinets; and tiled flooring.



MASTER BEDROOM

14' 7" x 10' 4" (4.45m x 3.16m)

A generous double bedroom with original cast iron period fireplace and two large uPVC double glazed windows to front aspect. This room also offers a double panel radiator; carpeted flooring; wooden shelving built into the alcoves; dado rail and coving.



BEDROOM TWO

11' 1" x 10' 5" (3.38m x 3.19m)

A second double bedroom, accessed from the first-floor landing with the original cast iron period fireplace and a uPVC double glazed window to the rear aspect. This bedroom also offers carpeted flooring; a double panel radiator; a pendant light fitting; dado rail; coving; and a large recessed storage cupboard accessed via a wooden panelled door.



BATHROOM

7' 6" x 10' 9" (2.30m x 3.28m)

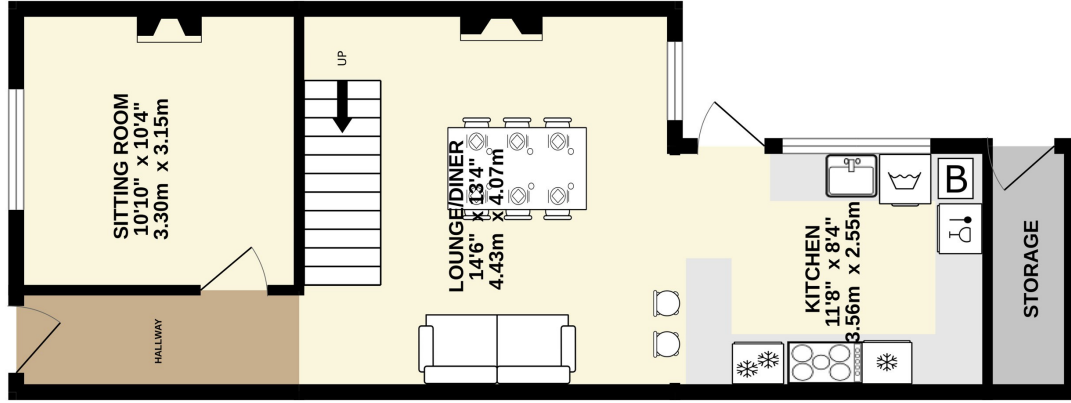
A stylish bathroom which offers a perfect blend of modern amenity and period charm. The bathroom benefits from a large uPVC double glazed window to side aspect, with fitted blinds; laminate tile effect flooring; a central pendant light fitting and recessed spotlight over the shower area; two chrome wall mounted heated towel rails; a pedestal hand wash basin; a roll top freestanding bath; part tiled walls; an extractor fan; and a shower cubicle with chrome thermostatic shower system and glazed sliding doors.

EXTERNAL

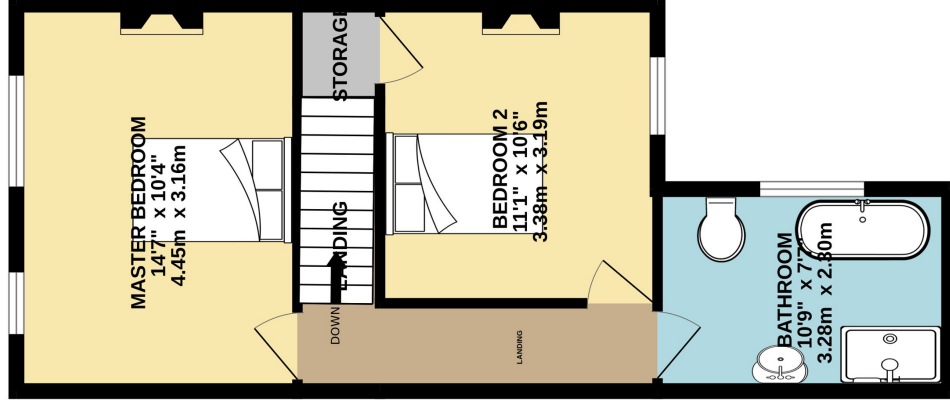
Externally, the property has a good sized wrap around garden to side and rear. The garden is very private enclosed by timber panelled fencing and tall hedges to the side aspect. The garden is largely laid to lawn, with a pebbled path leads from back door to rear gate, this is lined by planted troughs and leads to a decked seating area. If required the rear section of the garden can be converted to off-road parking.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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 seller does not warrant, represent or guarantee that the measurements have been tested and no guarantee as to their operability or efficiency can be given.
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COMMON QUESTIONS

- 1. When was the property built, and is it freehold or leasehold?** - This property was built circa 1897, and the property is freehold meaning there are no ground rent or service charges.
- 2. Does the property have a sky dish, and how fast is the local broadband?** - The property is fitted with a sky dish and the current owners have advised that they have fiber optic broadband and the current speed is 100mbs.
- 3. Which items will the current owners be including in the sale?** - The current owners have advised they intend to include all the white good in the sale price. These are an integrated dishwasher; an oven, with five ring gas hob over; under-counter fridge and freezer and a freestanding washer-dryer. The current owners have also advised that they intend to include the made to measure timber storage shed located to the side of the property.
- 4. Are the vendors willing to negotiate on parting with their furniture?** - The vendors have advised that once a sale is agreed they would be happy to negotiate the sale of any additional items the buyer may wish to purchase, such as furniture and light fittings.
- 5. Does the property have parking?** - There is permission to create an off-road parking space at the rear of the property, where the current decked area is, the current owners have not felt this necessary as it has always been easy to find on street parking near the property.
- 6. How much will I be paying for bills, roughly?** - The homeowners have advised they currently pay around £200 per month for their combined gas and electricity. This property is in council band C, which in Trafford Council is currently £1668.21 per annum.
- 7. Have the current owners carried out any improvement work since they purchased the house in 2019?** Yes, the current owners have fitted new uPVC double glazed windows to the front sitting room, the master bedroom and the rear lounge-diner. They have recently fitted a new shower in the bathroom, with a newly tiled splash back and new glazed sliding doors. They have also had new carpets installed; had a large made to measure timber storage shed created to the side of the property; re-decorated the property throughout; had a new Worcester boiler fitted and two new radiators in the sitting room and lounge-diner.
- 8. Which features of this property do the owners most enjoy?** The current owners have informed us that they have enjoyed the open plan layout downstairs with a lovely lounge-diner for entertaining, the stunning period features this property retains; and the stylish modern bathroom with a freestanding roll top bath and large shower cubicle.
- 9. Why is the owner selling this property and when can they move out?** The owners will be looking to secure an onward purchase and hope to tie this into the sale. We will keep the successful buyer posted on their progress with this. We are looking for a buyer who can allow the owners a little time to secure an onward purchase. The owners are looking to move to a larger property.
- 10. Does the property offer loft space for storage?** Yes, there is a large loft hatch in the first-floor landing. The loft has a pull down ladder; a light fitting and is part boarded to allow ample space for storage.
- 11. How old is the boiler at this property?** The current owners had the boiler fitted in 2021, it is a Worcester Bosch combi boiler.