

Navigation Road, Trafford, WA14

Asking Price

£359,950

Three Bedroom Victorian Terrace
Spacious South Facing Rear Garden
Opportunity to further develop property

Enviously Situated near Altrincham Town Centre
Basement cellar

Built in the latter part of the Victorian era this spacious end of terrace house forms part of a highly favoured locality ideally placed approximately a ¼ mile distance from the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. Navigation Metrolink station lies 350 yards to the east and provides a commuter service into Manchester. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, Navigation Park is on the doorstep with courts and recreation areas.



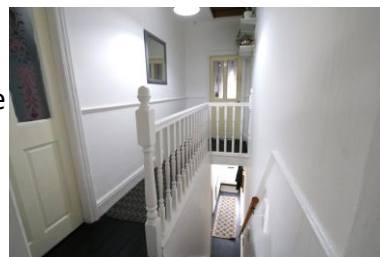
Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within. Much of the original character remains with tall ceilings and period mouldings complemented by attractive external brickwork



Standing in slightly elevated position and approached beyond a recessed porch the entrance hall features decorative corbels flanking the staircase and leads onto a sitting room with bay window and ceiling cornice. To the rear there is a superbly proportioned dining room with views over the courtyard and rear garden, opening to the fitted kitchen with Shaker style units with integrated appliances. The large utility room provides flexible living space and may be used as a breakfast room or home office. The basement comprises of a cellar chamber plus area beneath the entrance hall and therefore there is much further potential, subject to the relevant approval being obtained. Equally the loft space provides further scope for a conversion to create additional accommodation, dependant upon seeking the appropriate consent.

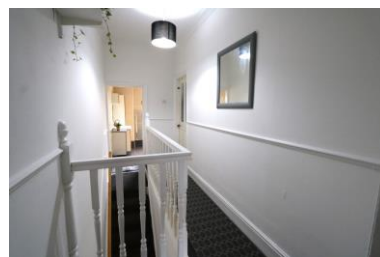


To the first floor there 3 bedrooms and good sized fully tiled modern bathroom/WC.



The rear gardens are laid to lawn and benefit from a southerly aspect.

Accommodation -



Ground Floor -

Recessed Porch - Obscured glazed/panelled hardwood front door with transom light.

Entrance Hall - Staircase to the first floor landing, original wood flooring. Coved cornice. Decorative corbels. Dado rail. Radiator.

Sitting Room - 4.27m x 3.07m (14' x 10'1") - Original wood flooring, feature fireplace, PVCu double glazed bay window to the front. Coved cornice. Radiator.



Dining Room - 3.86m x 3.35m (12'8" x 11') - Built-in cupboards to the chimney breast recess with shelving above. Window overlooking the rear, Laminate wood flooring. Radiator.

Kitchen - 2.97m x 2.39m (9'9" x 7'10") - Fitted with Shaker style base and wall units, roll edge work surfaces and semi recessed twin bowl ceramic sink with mixer tap. Integrated appliances include an electric fan oven/grill and four ring gas hob with canopy hood above. Space for an automatic washing machine. PVCu double glazed window to the side. Opening to:



Utility Room - 3.10m x 2.39m (10'2" x 7'10") - Space for an American style fridge/freezer. panelled door to the rear courtyard and garden, window to the side, radiator.



Basement -

Cellar Chamber - 4.27m x 3.23m (14' x 10'7") - obscure PVCu double glazed fire escape window to the front.

First Floor -

Landing - Turned spindle balustrade. Dado rail, loft access.



Bedroom One - 3.96m x 2.67m (13' x 8'9") - PVCu double glazed window to the rear. Dado rail. Radiator.

Bedroom Two - 3.53m x 2.26m (11'7" x 7'5") - PVCu double glazed window to the front. Fitted triple wardrobe. Coved cornice.



Bedroom Three - 3.53m x 1.91m (11'7" x 6'3") - PVCu double glazed window to the front. Fitted double wardrobe. Coved cornice. Radiator.

Bathroom/Wc - 3.00m x 2.39m (9'10" x 7'10") - Fitted with a white/chrome suite comprising P-shaped bath with thermostatic shower and screen above, vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting. Chrome heated towel rail.



Outside - Permit parking available.

Services - All main services are connected.

Possession - Vacant possession upon completion.

Tenure - We are informed the property is Freehold. This should be verified by your Solicitor.

Council Tax - Band C

Ground Floor

Recessed Porch

Hardwood front door with Opaque glazing.

Entrance Hall

Natural wood flooring, radiator, Coved Cornice, Dado rail, stairs to First floor

Living Room

14' (4m 26cm) x 10'1" (3m 7cm)

Upvc double glazed window with front aspect, Radiator, Coved Cornice, Natural wood fireplace surround

Dining Room

12'8" (3m 86cm) x 11' (3m 35cm)

Laminate wood flooring, Radiator, Built in Cupboards with shelving above.

Kitchen

9'9" (2m 97cm) x 7'10" (2m 38cm)

Range of Shaker style wall and base units with heat resistant wood effect worktops, twin bowl ceramic sink with mixer tap. Integrated appliances including electric fan oven/ grill with four ring gas hob with canopy style cooker hood, tiled floor, recess for automatic washing machine, tiled floor with opening to

Utility Room

10'2" (3m 9cm) x 7'10" (2m 38cm)

Laminate wood flooring, Radiator, space for american style fridge freezer, timber framed glazed panel door to side.

Basement

Cellar room

14' (4m 26cm) x 10'7" (3m 22cm)

Versatile room space with Upvc opaque glass window to the front aspect

First Floor

Bedroom One

13' (3m 96cm) x 8'9" (2m 66cm)

Rear Aspect, Upvc double glazed window, Radiator

Bedroom Two

11'7" (3m 53cm) x 7'5" (2m 26cm)

Front Aspect Upvc double glazed window, fitted triple wardrobe.

Bedroom Three

11'7" (3m 53cm) x 6'3" (1m 90cm)

Front Aspect Upvc Double glazed window, Fitted double wardrobe, Radiator,

Family Bathroom

9'10" (2m 99cm) x 7'10" (2m 38cm)

Fitted with a white/ chrome suite comprising P shaped bathwith thermostatic shower and screen above, vanity wash basin with mixer tap, low level WC Upvc double glazed window with opaque glass, tiled walls and floors, Recessed LED lighting chrome heated towel rail.

Outside

Permit Parking available

