



Janson Place, Altrincham, WA14

Asking Price Of £325,000



Property Features

- Two Double Bedroom Mid-Terraced House
- Double Glazed Throughout
- Open-Plan Kitchen-Diner
- Two Parking Spaces
- En Suite to Master Bedroom
- Ten Minutes Walk to John Leigh Park
- Catchment Area for Trafford Schools
- Downstairs WC
- Quiet Cul-De-Sac Location
- Secure Bike and Bin Storage

Full Description

A modern two-double bedroom mid-terrace house, this property offers an open-plan kitchen-diner that opens onto a private rear garden, via uPVC double glazed French doors and a spacious lounge. The master bedroom has an en-suite and built-in wardrobe. This property is located in a quiet cul-de-sac, with two off-road parking spaces and a secure bin and bike storage area, walking distance to John-Leigh Park and local amenities.



LOUNGE

13' 6" x 13' 1" (4.14m x 3.99m)

The lounge is accessed via the entrance hall and offers a large uPVC double-glazed window to the rear aspect, fitted with horizontal blinds. There is also a pendant light fitting; a single-panel radiator; television and telephone points; carpeted flooring; doors leading to kitchen-diner and carpeted staircase allowing access to first-floor accommodation.



KITCHEN/DINER

13' 9" x 10' 1" (4.20m x 3.08m)

The modern kitchen-diner is accessed via the lounge. The kitchen offers a range of fitted high gloss base and eye-level storage units; housing a range of integrated appliances, including: a fridge-freezer; a five-ring gas hob with an Neff stainless steel extractor hood over; an integrated full-size dishwasher; and an integrated washer/dryer. The kitchen also benefits from a single-panel radiator; recessed spotlighting and pendant light fittings; and Amtico wood effect flooring. From the kitchen-diner uPVC double glazed French doors provide access to the rear garden, while a side aspect uPVC double-glazed window fitted with horizontal blinds allows abundant natural light to fill the space.



DOWNSTAIRS WC

5' 3" x 3' 0" (1.62m x 0.92m)

A convenient downstairs WC is located off the entrance hall. This room is fitted with a low-level WC; a pedestal hand wash basin; a single panelled radiator; a pendant light fitting; extractor fan; and tile effect laminate flooring.



MASTER BEDROOM

9' 10" x 13' 0" (3.00m x 3.97m)

The master bedroom is accessed off the first-floor landing. It features a rear-facing uPVC double-glazed window, fitted with wooden plantation shutters, providing ample natural light and a rear garden view. It is carpeted throughout and equipped with a single-panel radiator; television point and a pendant light fitting. A built-in wardrobe that provides ample storage space. In addition, the master bedroom boasts an en-suite bathroom, which adds to the convenience and privacy of the space.



EN SUITE SHOWER ROOM

7' 2" x 6' 4" (2.19m x 1.94m)

The en-suite shower room has modern fixtures and fittings and a front-facing uPVC double-glazed frosted glass window. This room comprises a low-level WC; pedestal hand wash basin; shower cubicle, with chrome thermostatic shower system; single panelled radiator; tile effect laminate flooring; extractor fan; and recessed spotlighting.



BEDROOM TWO

9' 4" x 10' 11" (2.86m x 3.33m)

The second double bedroom is also located off the first-floor landing, with a uPVC double-glazed window, with horizontal blinds to the side aspect. This room offers carpeted flooring; a pendant light fitting; and a single-panel radiator. From this bedroom a large loft hatch allows access to a boarded loft area with a pull down ladder, providing additional storage space.



BATHROOM

7' 2" x 6' 5" (2.19m x 1.96m)

The family bathroom is located off the first-floor landing to the rear of the property, with a uPVC double-glazed frosted glass window to the rear aspect. The bathroom benefits from tile effect laminate flooring; recessed spotlighting; a low-level WC; a pedestal hand wash basin; a bath with a thermostatic electric shower over, and glazed screen; an extractor fan; a single-panel radiator, and part tiled walls.

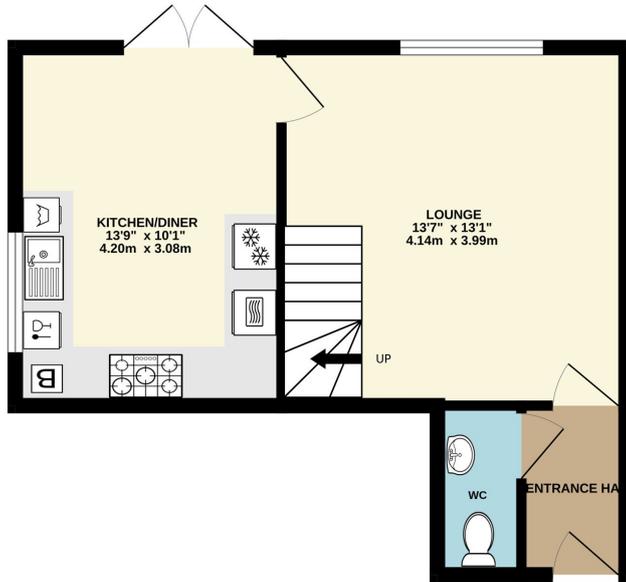


EXTERNAL

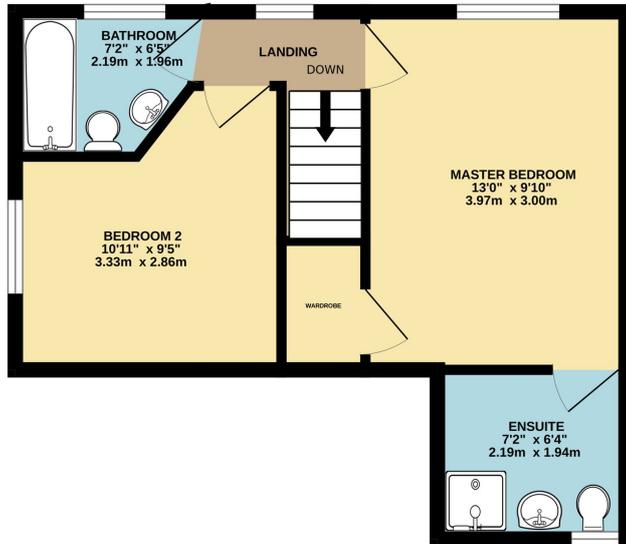
To the rear of the property is a private south-east facing garden that can be accessed via uPVC double-glazed French doors from the kitchen-diner. The rear garden is enclosed on three sides by timber-panelled fencing, with a timber gate allowing access to the two parking spaces for rear access to the property. The garden is a low-maintenance space with a grassed lawn, a paved area, and raised beds for planting.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



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



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** The property is leasehold, there is no service charge associated with the property. The ground rent is £350 per annum. The owners have advised the lease has 991 years remaining. The freeholder is Aviva Investors Ground Rent Limited.
- 2. When was the property built?** The property was completed in 2017.
- 3. What is the internet speed like in this location?** The owners have advised that full fibre is available in this location.
- 4. Have the owners carried out any structural alternations since purchasing this property?** No, the owners have not carried out any structural alterations to the property.
- 5. Which items do the owners intend to include in the sale price?** The owners have agreed to include all the integrated appliances in the kitchen. These are a full-size dishwasher; fridge-freezer; oven and five ring gas hob and washer-dryer. The owners will also include the mirror fronted wardrobes in the master bedroom.
- 6. Will there be a connected chain with this sale?** Yes, the current owners intend to buy onward. They will be offering on other properties as soon as they have a sale agreed on this property.
- 7. How much are the current owners paying in utility bills?** The combined gas and electricity bills are around £80-100 pcm; water rates are £45-50 pcm. This property is in Trafford Council and is a council tax band C, at present this is £1,751.87 per annum.
- 8. What are the current owners favourite aspects of this house?** The current owners have advised that they love the convenient location; the safe family friendly neighbourhood; and the modern well maintained estate.
- 9. When was the boiler last inspected?** The owners have advised they last had the boiler serviced in September 2021.
- 10. Why are the current owners selling this property?** The current owners are now looking to move to a larger home.