



Rutland Road, Altrincham, WA14

Asking Price of £500,000





# Property Features

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- Three Bedroom Semi-Detached House
- Double Glazed Throughout
- Off-Road Parking for Three Vehicles
- Open-Plan Kitchen-Diner
- Catchment of Outstanding Schools
- Short Walk to John Leigh Park
- Home Office in Garden
- Ten Minutes Walk to Metro Link Station
- Quiet Road
- Fully Modernised Throughout



## Full Description

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A modern well presented three bedroom-semi-detached house. This property offers off-road parking for three vehicles; an extended kitchen-diner with Velux skylights and sliding doors leading to the rear garden. The rear of the garage has been converted into a home office, retaining a storage space at the front of the garage.

This property is located, on a quiet road, just a two minute walk to John Leigh Park, and ten minutes walk to Altrincham town centre.

An ideal family home, within catchment of Trafford sought after schools.





## ENTRANCE HALL

5' 10" x 13' 2" (1.79m x 4.02m)

The property is entered via a uPVC security door, with two uPVC double glazed frosted glass windows to the front aspect. The entrance hall is fitted with engineered oak flooring; a pendant light fitting; and a double panel radiator. The entrance hall allows access to an understairs storage cupboard, the kitchen-diner, lounge and via a carpeted staircase to the first floor accommodation.



## LOUNGE

16' 8" x 11' 3" (5.09m x 3.44m)

The lounge is located off the entrance hall with a large uPVC double glazed bay window to the front aspect, with fitted blinds. The lounge offers carpeted flooring; a pendant light fitting; a gas fire with decorative stone surround; television and telephone points; fitted book shelves; and a single panel curved radiator.



## KITCHEN/DINER

17' 3" x 15' 3" (5.28m x 4.66m)

The kitchen-diner is an impressive family entertaining space which has been extended and modernised. This space is flooded with natural light via two large Velux skylights; sliding uPVC double glazed doors to the rear garden with fitted electric Vision blinds; a large uPVC double glazed window to the rear aspect, also fitted with an electric Vision blind; and a door to the side exterior. This room is fitted with engineered oak flooring; recessed spotlighting and a pendant light fitting over the kitchen island; and a vertical wall mounted radiator. The kitchen is fitted with a range of matching base and eye level storage units, with integrated fridge-freezer; washing machine/tumble dryer; dishwasher; a double oven/ microwave oven; and a four ring induction hob, with extractor fan over.





## MASTER BEDROOM

14' 2" x 11' 2" (4.33m x 3.42m)

The master bedroom is located off the first-floor landing; this room also offers a large uPVC double glazed bay window to the front aspect, with perfect fit blackout blinds. The master bedroom offers engineered walnut flooring; a curved single panel radiator; a pendant light fitting; and ample space for a super king sized bed, wardrobes, chest of draws and bedside tables.



## BEDROOM TWO

10' 10" x 9' 6" (3.31m x 2.90m)

The second double bedroom is located off the first-floor landing with a uPVC double glazed window to the rear aspect, fitted with a roller blind. This bedroom is a generous double bedroom, which is currently utilised as a child's bedroom. This room offers carpeted flooring; a pendant light fitting; and a single panelled radiator.



## BEDROOM THREE

5' 10" x 7' 6" (1.80m x 2.31m)

The third bedroom is a single bedroom, with a uPVC double glazed window to the front aspect, fitted with a roller blind. This bedroom comprises engineered walnut flooring; a single panelled radiator and a pendant light fitting.



## BATHROOM

8' 2" x 7' 6" (2.49m x 2.29m)

The family bathroom has been fully modernised, with a white three piece suite including a low-level WC; wall mounted hand wash basin with storage under; a panelled bath with glazed screen and thermostatic shower system over. The bathroom benefits from two uPVC double glazed frosted glass windows to the rear aspect; part tiled walls; wall mounted bathroom cabinet tile effect laminate flooring; recessed spot lighting; a wall mounted heated towel rail; and a storage cupboard housing the combi boiler.





## HOME OFFICE

10' 6" x 7' 2" (3.22m x 2.19m)

The current owners have converted the garage into a home office/ gym. This space is fitted with laminate wood effect flooring; recessed spotlighting; a smart electric wall mounted heater and hard wired Wifi connection. This room offers uPVC double glazed French doors and window overlooking the rear garden and has been fully insulated.



## EXTERNAL

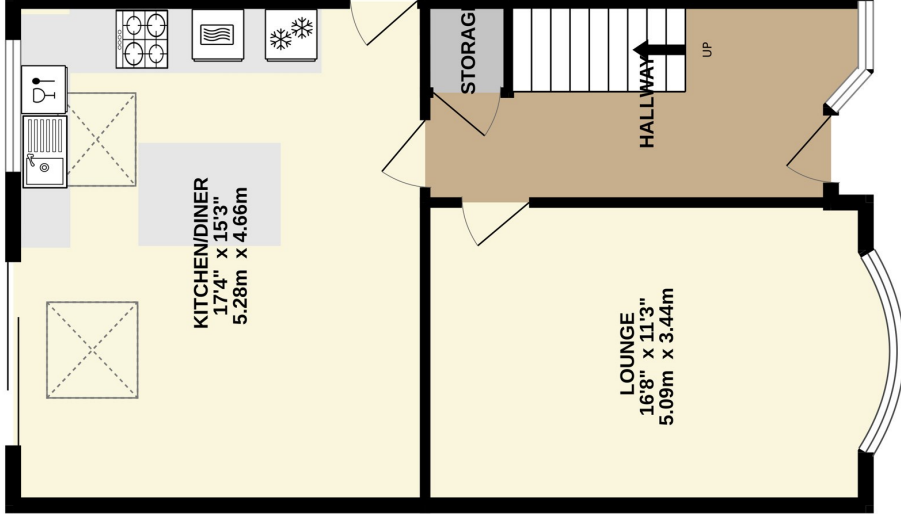
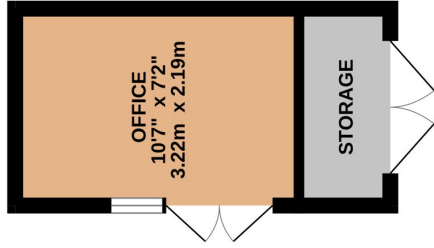
To the front of the property, one will find a paved drive, allowing ample off-road parking for three or four vehicles. The front garden is enclosed on either side by timber panelled fencing; with a timber gate allowing access to the rear garden and access to the main entrance door and double timber doors to the front of the garage which is a storage space with electric lighting and external water tap.



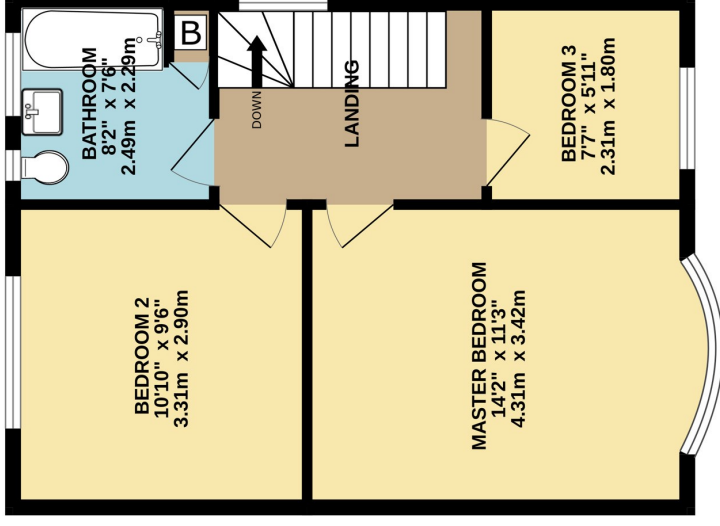
To the rear of the property, is a low-maintenance rear garden; the garden is largely laid to lawn; with a decked seating area to one side; there is a paved patio area with a paved path leading around the rear of the property. The rear garden is enclosed by timber panelled fencing and allows access to the home office.



GROUND FLOOR  
696 sq.ft. (64.7 sq.m.) approx.



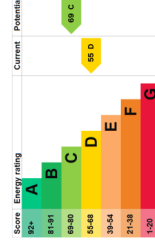
1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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# COMMON QUESTIONS

**1. When was the property built?** The current owners have advised the property was built in around 1960.

**2. When was the property purchased?** The vendors purchased the property in February 2007.

**3. Who lives next door?** The property on either side is owner occupied. The owners have advised it is a quiet and friendly community on this road.

**4. Have there been any structural alterations; additions or extensions to the property?**

The single story extension to the rear of the property was completed by the previous owners. In 2021 the whole house was refurbished throughout, the kitchen wall was removed to create an open-plan kitchen-diner and the rear of the garage was converted into an home office/ gym, all works have local authority approval certificates.

**5. Is the property freehold or leasehold?** The current owner have advised, the property is owned/ sold freehold. Your legal advisor can confirm this for you.

**6. What is the broadband speed like in this area?** The property currently has Virgin Fibre, BT Fibre is also available in the area.

**7. Which items will be included in the sale price?** Integrated appliances will be included in the sale. These include the dishwasher, washing machine, fridge-freezer and double oven. The owners also plan to include the fitted blinds in the sale price.

**8. Roughly how much are your utility bills?** The current owner has advised that water in on a meter and is around £40 pcm; the combined gas and electric bills are around £140 pcm. The property is in Trafford Council and is a band D, which is currently £1,970.88 pa.

**9. When were the electrics and boiler last inspected?** An electrical inspection was carried out in 2021 when the house was refurbished and the boiler was serviced in April 2024.

**10. Is there access to the loft space for storage, has it been boarded?** Yes, the loft space can be accessed via a loft ladder that opens when the loft hatch is opened in the first-floor landing, 80% of the loft is boarded for storage.