



Sandiway Road, Altrincham, WA14

Offers in Excess of £345,000



Property Features

- Two Double Bedroom End of Terrace House
- Private Rear Patio Garden
- Off-Road Parking
- Ten Minute Walk to Altrincham Town Center
- Near Navigation Road and Altrincham Metro Link Stations
- Beautiful Period Features Dating from 1806
- Great Buy-to-Let Investment
- Short Walk to John Leigh Park
- Open Plan Living Space
- Catchment Area for Trafford Schools

Full Description

A charming Grade II listed end-of-terrace property, built in 1806, features two spacious double bedrooms and an open-plan lounge diner. The house comes with off-road parking and a private rear courtyard garden. It retains its original period Georgian features, including large sash windows. This quaint property would be an ideal buy-to-let investment or a perfect home for a young couple.

The property is conveniently located near transport links and local amenities. Altrincham town centre is just a ten-minute walk away, and Navigation Road metro link station can be reached within a ten-to fifteen-minute walk.



LOUNGE - DINER

22' 2" x 18' 6" (6.78m x 5.64m)

The spacious open-plan lounge-diner can be accessed via the porch and features front and side aspect Accoya timber framed acoustic double-glazed windows fitted with horizontal blinds. Additionally, there are French doors with wooden plantation shutters at the rear, which provide access to the patio area and allow natural light to flood into the room. The lounge-diner benefits from a multi-fuel stove, which adds to the house's cosiness, along with pendant light fittings and recessed spotlighting; a single-panel radiator; television and telephone points; wood flooring; an opening leading to a kitchen; and a carpeted staircase that allows access to the first-floor accommodation. Ample storage is also available via the understairs fitted storage drawers and an additional cupboard.



KITCHEN

8' 11" x 7' 8" (2.74m x 2.34m)

The modern kitchen can be accessed through the lounge-diner. It is equipped with a variety of fitted base and eye-level storage units that contain a range of integrated appliances, including a fridge-freezer; a four-ring induction hob with a stainless steel extractor hood; an integrated oven; an integrated slim-line dishwasher; and an integrated washing machine. The kitchen also features recessed spotlighting; honeycombed tile flooring; and a prominent rear aspect window with wooden plantation shutters that allow ample natural light to fill the space.



MASTER BEDROOM

17' 3" x 11' 10" (5.28m x 3.61m)

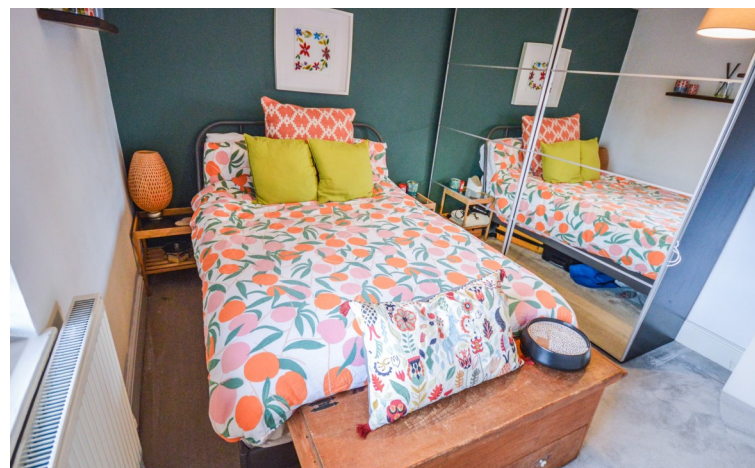
The master bedroom is accessed off the first-floor landing. It features a front and side aspect of Accoya timber-framed acoustic double-glazed windows fitted with horizontal blinds and secondary internal glazing. It is carpeted throughout and equipped with a single-panel radiator; television point and a pendant light fitting.



BEDROOM TWO

10' 2" x 10' 0" (3.10m x 3.05m)

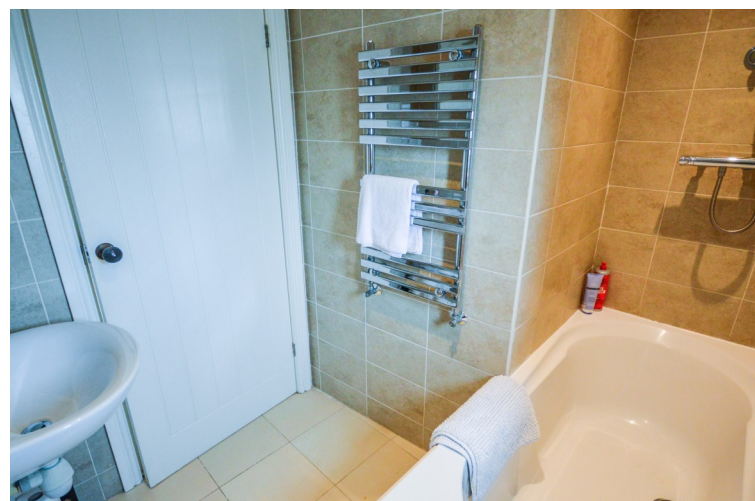
The second double bedroom is also located off the first-floor landing. It features rear-aspect Accoya timber-framed acoustic double-glazed windows fitted with horizontal blinds. It is carpeted throughout and equipped with a single-panel radiator and a pendant light fitting.



BATHROOM

7' 7" x 6' 2" (2.31m x 1.88m)

The bathroom is located off the first-floor landing with a wall-mounted hand wash basin; a low-level WC; and a panelled bath with chrome thermostatic shower system over. The bathroom benefits from a timber framed double glazed frosted glass window to the rear aspect; a wall-mounted chrome heated towel rail; recessed spotlighting; and a shaving socket.



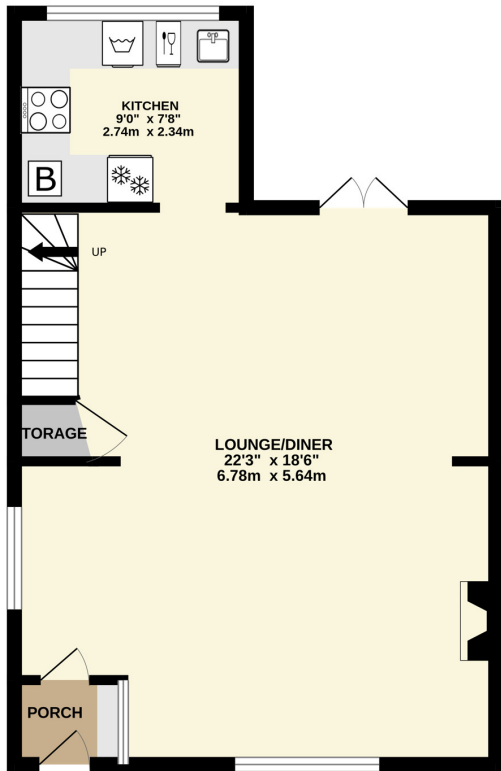
EXTERNAL

To the front of the property, one will find a gravelled driveway, allowing off-road parking for one vehicle. The front drive is enclosed on each side by mature hedges.

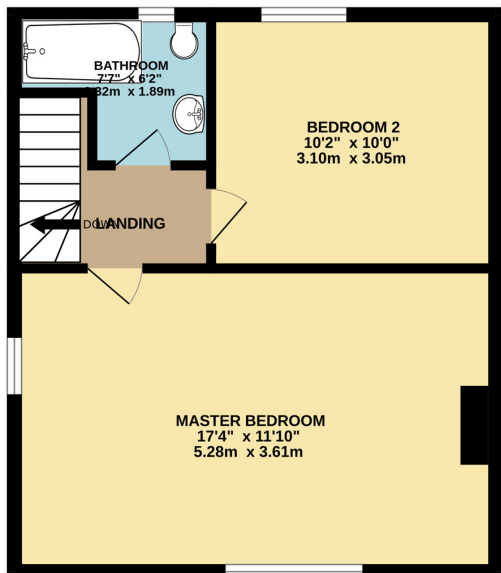
To the rear of the property, one will find an enclosed courtyard garden. The rear garden can be accessed from the lounge-diner via timber-framed double-glazed French doors. The rear garden is laid with Astroturf and enclosed by high-level brick walls on all sides. From the rear of the garden a timber gate allows access to the rear exterior alley which can be utilised for bin storage. Within the rear garden a brick outhouse allows space for garden tool and furniture storage.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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 this property built?** The property was built in 1806, which is the Georgian Era. This property retains a wealth of original period features.
- 2. Is this property freehold or leasehold?** The vendor has informed us that this property is freehold, so there is no ground rent or service charge.
- 3. How much do the utility bills cost at this house?** The current Council tax band for this property is band D, which is currently £1970.88 per annum. These rates can be revised annually and some discounts are available.
- 4. What is the internet speed like in this location?** The vendor has advised us that the broadband speed is very fast and fiber optic internet is available in this location.
- 5. How soon could a purchase be completed?** The current owners are looking to purchase onward, they hope to agree a purchase in the near future.
- 6. Which aspects of this property has the owner most enjoyed?** The vendor purchased this property as he loved the property's unique character offered by it's age and associated history. He has also enjoyed the multi-fuel stove, which gives this property a homely and cosy feel, and have enjoyed the lovely entertaining space offered by the open-plan lounge-diner. Finally the owners have enjoyed the convenient location of this property with just a short walk to John Leigh Park, Altrincham town centre, the retail park and the Metrolink Station.
- 7. Has the current owner carried out any work on this property?** The current owners have had the side wall and chimney re-pointed; they have also replaced the front and side windows with acoustic double glazed timber framed windows and hold a FENSA certificate for this work. The owner also carried out some minor roof repairs and damp works.
- 8. Which items will the current owners include in the sale price?** The current owners have advised they will include the integrated fridge-freezer; washing machine; dishwasher; oven; all the fitted blinds and the freestanding wardrobe in the second bedroom.
- 9. Does the property benefit from a loft space for storage?** Yes, there is a loft hatch in the first-floor landing, with a pull-down ladder. The loft is boarded for storage and fitted with a light fitting.