



**Wellington Place, Altrincham, WA14**

**Asking Price of £685,000**





# Property Features

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- Three Bedroom Period Mid-Terraced House
- Off-Road Parking
- Private Patio Garden
- Open-Plan Lounge-Diner
- Catchment of Outstanding Schools
- Quiet Cul-De-Sac Location
- Separate Utility Room in Cellar
- Five Minutes Walk to Metro Link Station
- Renovated Throughout
- Modern Kitchen and Bathroom



# Full Description

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A stunning three-bedroom period mid-terraced house, located just a short walk into Altrincham town centre, on a quiet cul-de-sac. This property has been carefully modernized throughout, with all period features lovingly restored and enhanced. The property benefits from off-road parking and a private court yard garden.

This property benefits from an open-plan lounge-diner, an extended kitchen, basement storage and utility space and three bedrooms on the first and second floor. An ideal home for a couple or small family, within walking distance of the local Grammar schools and transport links.





## ENTRANCE HALL

4' 8" x 14' 9" (1.44m x 4.50m)

The property is entered from the front garden via a hardwood panelled door with a fanlight window over. The entrance hall is fitted with Urban Stone flooring; a pendant light fitting and two wall-mounted light fittings; a period-style freestanding cast iron radiator; and a recessed storage cupboard. From the entrance hall a carpeted staircase allows access to the first-floor accommodation and a wooden panelled door leads to the lounge-diner.



## LOUNGE-DINER

24' 0" x 13' 11" (7.33m x 4.25m)

The lounge-diner is an open-plan space which can be accessed via a wooden panelled door from the entrance hall and allows access to the rear courtyard garden via timber-framed French doors with double-glazed panels and to the kitchen via a wooden panelled door. The lounge offers a large timber sash window, with double glazed panels to the front aspect, this window retains the original wooden shutters, which have been restored.



The lounge area is fitted with carpeted flooring; a pendant light fitting; a feature Limestone fireplace with glass fronted living flame remote controlled gas fire; fitted shelving and storage units built into the alcoves, fitted with LED lighting.



The dining area offers Urban Stone flooring; recessed spotlighting and two wall-mounted picture lights; a period-style freestanding cast iron radiator; and panelling across the far wall which offers discreet storage behind each panel.





## KITCHEN

15' 1" x 8' 1" (4.6m x 2.46m)

The kitchen area offers two large timber framed double glazed sash windows to the side aspect, overlooking the courtyard garden. From the kitchen, a wooden panelled door allows access to the lower ground floor. The kitchen is fitted with Urban Stone flooring; recessed spotlighting and three pendant light fittings; a range of matching base and eye-level solid wood Tom Howley storage units, with quartz worktops over. Within the kitchen are a range of integrated appliances including a microwave; under counter fridge and freezer; a dishwasher; a recessed two-bowl stainless steel sink, with waste disposal unit; and a range cooker with gas hob and extractor hood over.



## MASTER BEDROOM

15' 6" x 11' 11" (4.73m x 3.65m)

The master bedroom is located off the first-floor landing via a wooden panelled door; this room offers a large wooden framed double glazed sash window to the front aspect; carpeted flooring; a pendant light fitting; original cast iron fireplace; a period style freestanding cast iron radiator; and wall-to-wall fitted wardrobes, with pull out laundry bin.



## SECOND BEDROOM

12' 1" x 11' 4" (3.70m x 3.46m)

The second double bedroom is also located off the first-floor landing with a large double-glazed window to the rear aspect. This room also benefits from carpeted flooring; a pendant light fitting; a double panel radiator; fitted wardrobes to one alcove and fitted drawers and shelves to the other alcove; and the original period cast iron fireplace.





## BATHROOM

10' 0" x 8' 0" (3.07m x 2.45m)

The bathroom is located off the first-floor landing with a frosted glass timber-framed double-glazed sash window to the side aspect. The bathroom offers marble tiled flooring and part- marble tiled walls; a pendant light fitting, in addition to two wall-mounted light fittings and recessed spotlighting, in the high vaulted ceiling; a freestanding bath; a low-level WC; a walk-in shower with chrome thermostatic shower system over; and a vanity unit, with quartz top, housing the sink with storage drawers and cupboards under.



## BEDROOM THREE

12' 3" x 15' 4" (3.75m x 4.69m)

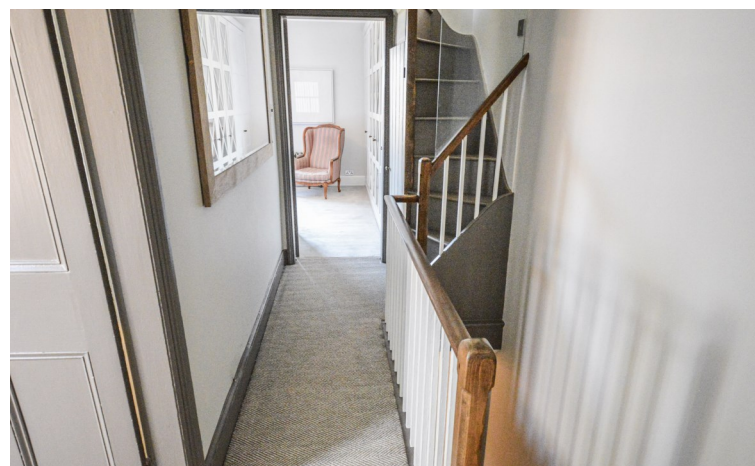
The third bedroom is located on the second floor, accessed via a timber staircase leading from the first-floor landing. This bedroom offers two Velux skylights to the rear aspect; carpeted flooring; recessed spotlighting; built-in wardrobes across the far wall and cupboards allowing access to eave storage space to the rear.



## CELLAR

16' 7" x 11' 9" (5.06m x 3.60m)

The cellar is drylined and utilised as a storage and utility space. This space is accessed via stone stairs leading from the kitchen, with a window to the front aspect; tile effect laminate flooring; recessed storage cupboards housing the electrical consumer unit, gas meter; original period cast iron fireplace; recessed spotlighting; a base-level storage unit with plumbing for a washing machine and tumble dryer.





## EXTERNAL

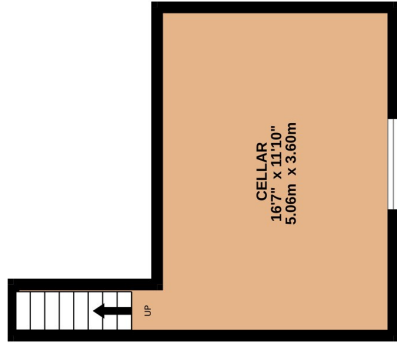
To the front of the property one will find a paved front garden, allowing parking for up to two vehicles. The front garden is enclosed to the side aspect by mature hedges and also offering a small planted area stocked with mature shrubs and low boxwood hedging.

The rear garden is reached via French doors from the dining area. This area is largely laid with small stone paving and offers borders stocked with mature shrubs and low boxwood hedging. The rear garden offers four up-lighters; two wall mounted light fittings and a security light. From the rear garden a timber gate allows access to the communal rear alley for bin storage and rear access.

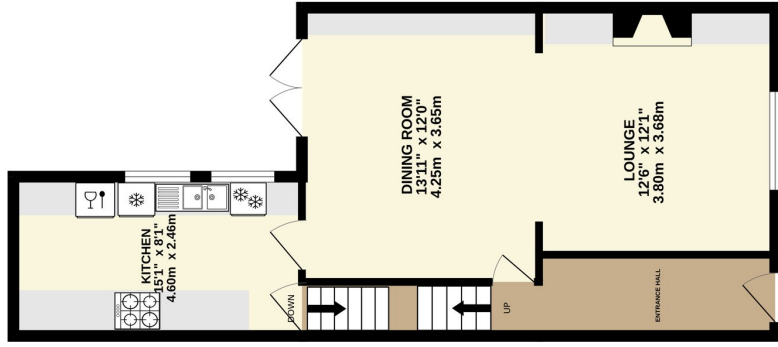




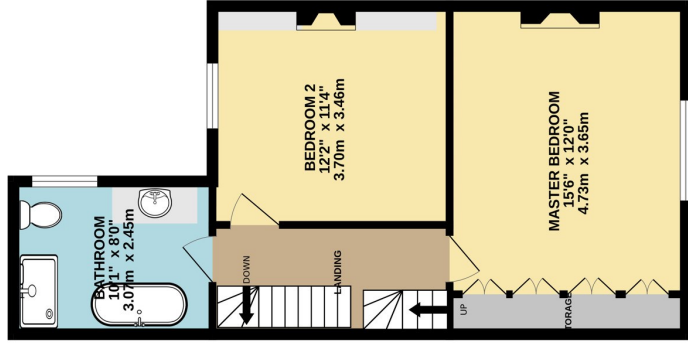
**BASEMENT**  
217 sq.ft. (20.2 sq.m.) approx.



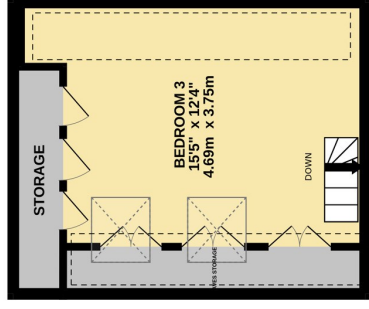
**GROUND FLOOR**  
509 sq.ft. (47.2 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



**2ND FLOOR**  
263 sq.ft. (24.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	80 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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 is given as to their operability or efficiency.

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# COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** The vendor has advised that the house is freehold. Your legal advisor can confirm this for you.
- 2. When was this property constructed?** The owners believes the house was built in circa 1850.
- 3. Who lives in the neighbouring houses?** The houses on either side are owner-occupiers, they are pleasant and friendly neighbours.
- 4. Has the current owner carried out any work at this property?** Yes, the current owner has fully renovated this property. This includes new flooring throughout; a partial re-wire and new consumer unit; a kitchen extension; new kitchen and bathroom; fitted storage in all bedrooms; and installation of new timber framed windows on the front elevation; bathroom; kitchen and timber double glazed French doors from the dining room, the vendor holds FENSA certificates for these.
- 6. Roughly how much are the utility bills at this property?** The vendor has advised combined electric and gas is currently £100 pcm; water rates are £34 pcm and council tax is a band E, which in Trafford is currently £2408.84 pa.
- 7. Which are the current owner's favourite aspects of this property?** The current owner has advised that she enjoys the peaceful location of this property; the private rear patio garden; and the high-quality Tom Howley kitchen and Carrara Marble bathroom, new timber sash windows and original shutters on the front lounge window.
- 8. How old is the boiler at this property?** The boiler was fitted in 2018 and last serviced in March 2024. The electrical consumer unit was replaced in 2014.
- 9. Which items will be included in the sale price for this property?** The current owner is happy to include the integrated appliances in the sale price for this property. These include an under-counter fridge and freezer; a dishwasher and a microwave. There may be scope to agree the purchase of other items.