



**Newton Road, Altrincham, WA14**  
**Asking Price Of £400,000**



# Property Features

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- Three Bedroom Semi-Detached House
- Off-Road Parking For Two Vehicles
- Private Rear Garden
- Double Glazed Throughout
- Five Minutes Walk to Metrolink Station
- In Catchment for Trafford's Outstanding Schools
- Double Storey Side Extension
- Scope To Add Value
- Short Walk Into Altrincham Town Centre
- Cul-De-Sac Location Next to Park



# Full Description

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Extended three-bedroom semi-detached house, located just five minutes walk to Navigation Road Metrolink Station, Navigation Road School and just ten minutes walk into Altrincham town centre. The property offers a larger drive, two reception rooms and three good sized double bedrooms.

## LOUNGE

**10' 2" x 17' 4" (3.10m x 5.30m)**

The lounge is accessed from the entrance hall and allows access to the kitchen. This room offers a uPVC double glazed window to the front aspect; carpeted flooring; a multi-fuel stove, with wood effect mantel and tiled hearth; pendant light fitting; a double panelled radiator and television and telephone point.



## KITCHEN

**7' 1" x 13' 3" (2.17m x 4.06m)**

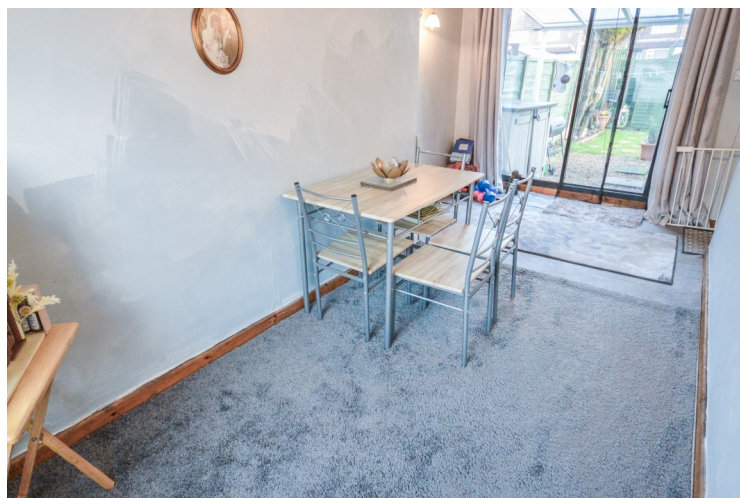
The kitchen is located off the lounge and allows access to the conservatory and dining room beyond. The kitchen offers a uPVC double glazed window facing into the conservatory; laminate flooring; a ceiling mounted multi-directional spotlight; a range of matching base and eye-level storage units, with a recessed stainless steel sink. The kitchen offers space and plumbing for a washing machine; fridge-freezer and oven. From the kitchen one can also access the understairs storage cupboard.



## DINING ROOM

**8' 3" x 17' 10" (2.54m x 5.44m)**

The dining room is accessed from the kitchen, this bright room offers uPVC double glazed window to the front aspect and double glazed sliding doors leading to the rear garden. The dining room is fitted with carpeted flooring; three wall mounted light fittings; and a single panel radiator.



## CONSERVATORY

**12' 11" x 9' 1" (3.94m x 2.79m)**

The conservatory is located to the rear of the kitchen with uPVC double glazed windows on three sides overlooking the rear garden. This room offers laminate wood effect flooring and a wall mounted strip of multi-directional spotlights.



## MASTER BEDROOM

10' 4" x 11' 9" (3.15m x 3.59m)

The master bedroom, located off the first-floor landing benefits from a large double-glazed window to the front aspect. The room features carpeted flooring, a pendant light fitting, and a single-panel radiator. Additionally, it includes mirror-fronted built-in wardrobes and a further recessed storage cupboard over the stairs, allowing for ample bedroom storage space.



## BEDROOM TWO

8' 9" x 15' 1" (2.67m x 4.60m)

Bedroom two, located off the first-floor landing, boasts dual-aspect double-glazed windows that fill the room with natural light. The room features carpeted flooring, a pendant light fitting, and a single panel radiator. There is ample space for a double bed, wardrobe, chest of drawers, and a desk.



## BEDROOM THREE

8' 5" x 14' 7" (2.58m x 4.47m)

The third bedroom benefits from a rear aspect double-glazed window, offering views of the garden. The room features, carpeted flooring, a pendant light fitting and a single panel radiator. Currently, this room functions as a home office but would also be an ideal space for a child's bedroom. This room also offers a built in storage cupboard or wardrobe and the loft access hatch.



## BATHROOM

6' 9" x 4' 10" (2.06m x 1.49m)

The bathroom is located off the first-floor landing with a frosted glass uPVC double glazed window to the rear aspect. The bathroom is fitted with a white three piece suite comprising a low-level WC; pedestal hand wash basin and panelled bath with electric shower system over. The bathroom also offers a single panelled radiator; laminate tile effect flooring; and a ceiling mounted light fitting.



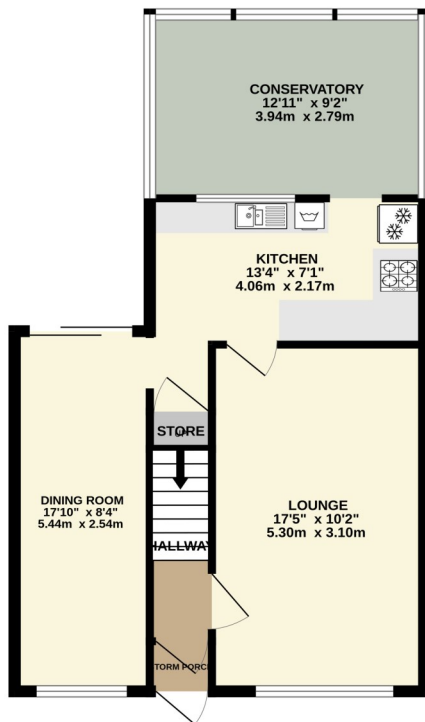
## EXTERNAL

To the front of the property one will find a large gravelled drive allowing parking for two vehicles off-road. The drive is open to the front aspect and enclosed by timber panelled fencing on either side.

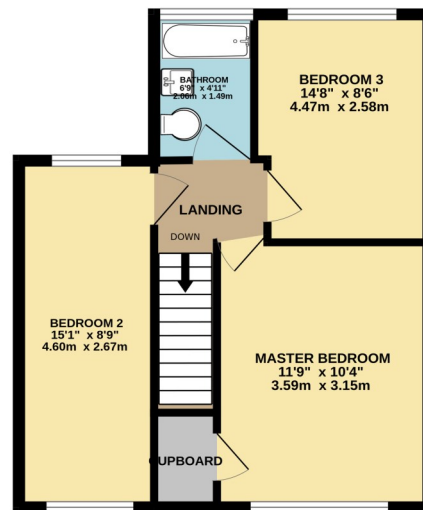
To the rear of the property one will find a low-maintenance rear garden which is largely laid to lawn and enclosed on three sides by timber panelled fencing. The rear garden also offers a covered seating area adjacent to the house, an external water tap and a timber storage shed.



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 997 sq.ft. (92.6 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. Is this property sold freehold or leasehold?** The current owners have advised that this property is sold freehold. Your legal advisor will be able to confirm this for you.
- 2. When was the property constructed?** We believe this property was constructed in 1952.
- 3. Why are the current owners selling this property?** The current owners have lived here for 33 years and have very much enjoyed raising their family here. Their children have now left home and they are looking to downsize.
- 4. Have the current owners had any major works carried out at this property?** Yes, the current owners have had the side extension built and added the conservatory. They have also replaced the porch door and replaced the roof around 25 years ago.
- 5. Has the boiler been serviced recently?** Yes, the boiler was last serviced around a year ago, the owners have the service records.
- 6. What are the current owners favourite aspects of this house?** The current owners have very much enjoyed the location in a quiet cul-de-sac next to the park; the convenient location for access to the schools, Metrolink and town centre; and the drive allowing for two cars to be parked off-road.
- 7. Will there be an onward purchase connected to this sale?** The owners are looking to downsize and ideally which to locate a suitable purchase, but have family they can move in with to break the chain if a buyer wishes to move more quickly.