



Welman Way, Altrincham, WA15

Asking Price of £499,999



Property Features

- Three Bedroom Semi Detached Property
- Double Glazed Throughout
- Off-Road Parking
- Private Rear Garden
- Catchment of Outstanding Schools
- Short Walk to Stamford Park
- Ten Minutes Walk to Altrincham Town Centre
- Downstairs WC
- En Suite to Master Bedroom
- Open-Plan Kitchen-Diner



Full Description

Three double-bedroom semi-detached house, with off-road parking and private rear garden. Modernised throughout; offering downstairs WC and en suite to the master bedroom. Within catchment of Stamford Park Junior School and Trafford's Grammar schools. Short walk to Altrincham centre and Metrolink.



LOUNGE

11' 8" x 13' 2" (3.58m x 4.02m)

The living room is located off the entrance hall with uPVC double-glazed bay windows to the front aspect; carpeted flooring; a single panel radiator; a pendant light fitting and a television and telephone point.



KITCHEN/DINER

13' 2" x 15' 11" (4.03m x 4.86m)

The open-plan kitchen-diner, with uPVC double glazed French doors leading to the rear garden. This room offers tiled flooring; recessed spotlighting and pendant light fitting over dining area; a range of base and eye-level storage units; with integrated fridge-freezer, washing machine, full size dishwasher, microwave oven, and electric over with five ring gas hob over. There is also a recessed one and a half bowl stainless steel sink, with chrome mixer tap over; stainless steel extractor hood; over counter lighting and recessed lighting within display cabinets; a double panel radiator and uPVC double glazed windows adjacent to the French doors, overlooking the rear garden.



DOWNSTAIRS WC

2' 9" x 6' 9" (0.86m x 2.06m)

The convenient downstairs WC is located off the entrance hall. This room offers a low-level WC; corner wall-mounted hand wash basin, with tiled splash back; recessed spotlighting; an extractor fan; a single panel radiator; tiled flooring and a wall mounted mirror.



BEDROOM TWO

11' 10" x 13' 1" (3.62m x 4.01m)

The second double bedroom is located off the first-floor landing with two large uPVC double glazed windows to the front aspect, fitted with horizontal blinds. This bedroom offers engineered wood flooring; a single panel radiator; a strip of ceiling mounted multi-directional spotlights; built in wardrobes, with glazed sliding doors; and ample room for a kingsize bed, chest of draws, bedside tables and dressing table.



BEDROOM THREE

13' 2" x 9' 6" (4.02m x 2.92m)

The third double bedroom is located off the first-floor landing with two uPVC double glazed windows to the rear aspect, fitted with horizontal blinds. This is also a generous bedroom with plenty of space for a double bed, bedside tables and a large wardrobe. This bedroom offers engineered wood flooring; multi-directional spot lighting and a single panelled radiator.



FAMILY BATHROOM

6' 4" x 7' 10" (1.94m x 2.41m)

The family bathroom is also located off the first floor landing, with a uPVC double glazed frosted glass window to the side aspect, fitted with horizontal blinds; tiled flooring; part-tiled walls; a low-level WC; vanity unit containing a hand wash basin with storage cupboard under; a panelled bath, with glazed screen and chrome shower over; a wall mounted heated towel rail; extractor fan; shaving socket; and recessed spot lighting.



MASTER BEDROOM

12' 6" x 13' 2" (3.83m x 4.02m)

The master bedroom is located on the second floor and allows access to the eave storage area and en suite shower room. This bedroom benefits from two large Velux skylights, with fitted blackout blinds; engineered wood flooring; a single panel radiator; built-in wardrobe and storage cupboard; and multi-directional spotlighting. This generous double bedroom allows space for a king sized bed, bedside tables and dressing table.



EN SUITE SHOWER ROOM

6' 1" x 7' 11" (1.86m x 2.43m)

The en suite shower room is located off the master bedroom, on the second floor. This room offers a shower cubicle, with chrome thermostatic shower system; a wall-mounted hand wash basin; a low-level WC; tiled flooring; part-tiled walls; a wall mounted heated towel rail; recessed spotlighting; an extractor fan; and a shaving socket.



EXTERNAL

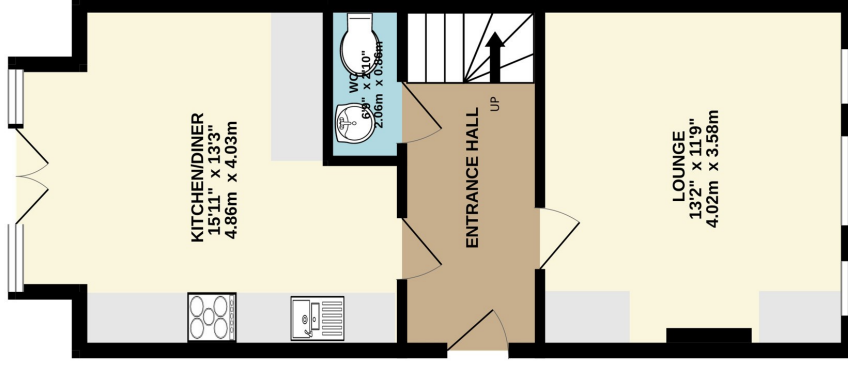
To the front of the property one will find a well maintained front garden which is laid to lawn with a small hedge to the front aspect and a mature tree. The front garden is enclosed to the front aspect by a low-level brick wall with a wrought iron fence over. Adjacent to the front garden is a drive allowing for off-road parking. From the drive a paved path allows access via a timber gate to the rear of the property. The front and side aspect of the property are covered by CCTV cameras, offering additional security.



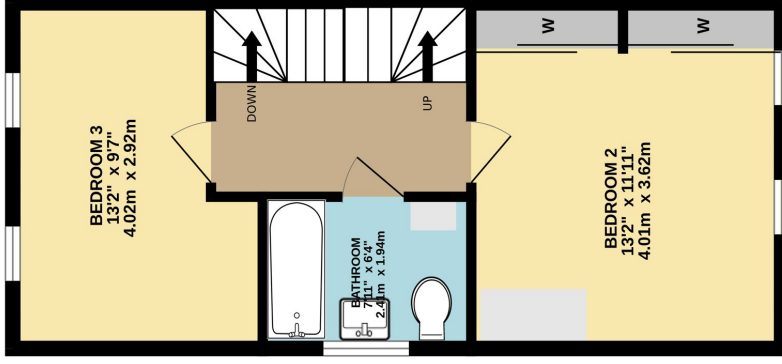
To the rear of the property lies a low-maintenance rear garden which is largely laid to lawn with borders to three sides stocked with mature shrubs and small trees. The rear garden is enclosed by timber panelled fencing and houses a small garden storage shed.



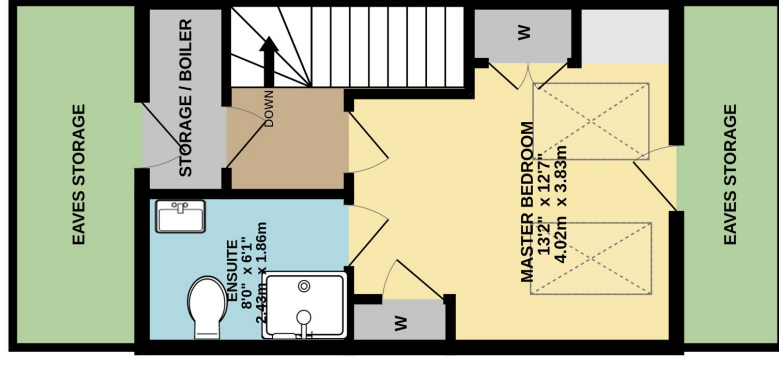
GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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 property owner has advised that the property is leasehold, with 981 years remaining on the lease. There is no service charge for this property, just a fixed ground rent of £200 per annum, payable to Rendall and Rittner.
- 2. Has the current owner replaced any windows or doors at this property?** Yes, the current owner has advised she has replaced all windows and doors at the property around 5 years ago and holds FENSA certificates for this work.
- 3. Which items does the owner plan to include in the sale price?** The owner is looking to include all the fitted blinds, the shed and the fitted appliances in the sale price. The fitted appliances include a dishwasher, washing machine, fridge-freezer; the oven with hob over and a microwave oven. The tumble dryer is not included, this is freestanding and houses in the eave storage area on the second floor.
- 4. How much are the utility bills for this property?** The current owner is paying roughly £120 pcm for her combined gas and electricity bills and £29 pcm for her water rates, this property is fitted with a water meter. The council tax for this property is band E, which is Trafford council is currently £2,408.84 per annum.
- 5. Which are the current owners favourite aspects of this property?** The current owner has advised she has enjoyed the privacy offered by the large master bedroom and en suite bathroom located on the second floor. She has also enjoyed the fact all three bedrooms are generous double bedrooms. She feels the house is conveniently located within walking distance of Altrincham town centre and the Metrolink station, but also offers off-road parking.
- 6. Why is the current owner selling this property?** The current owners children are now grown up and she plans to move to a more rural location as she no longer requires the school catchment areas.
- 7. Does the property offer loft storage space?** Yes, the eaves to either side of the loft are fully boarded, insulated, lined and offer lights with ample storage space.
- 8. Will the current owner be purchasing onwards?** The current owner can be flexible, if a buyer needs to move quickly, she is happy to move in with family to allow for this.