



Oldfield Road, Altrincham, WA14
Asking Price of £1,250,000



Property Features

- Four Bedroom Detached House
- Large South Facing Rear Garden
- Double Glazed Throughout
- Open-Plan Lounge-Diner
- Three Bathrooms and Downstairs WC
- Short Walk to John Leigh Park
- Separate Pantry and Utility Room
- Within Catchment of Trafford's Schools
- Short Walk to Amenities offered in Hale Barns
- Fully Modernised Throughout



Full Description

A stunning four-bedroom detached family home, which has been fully modernised throughout. This is a beautiful property offering ample off-road parking for four or five vehicles and a large private south-facing rear garden. The property offers a large open-plan family kitchen-diner-lounge; with a separate pantry, utility room and downstairs WC.



ENTRANCE HALL

8' 4" x 14' 3" (2.55m x 4.36m)

The property is entered from the front garden via a hardwood front door with a frosted glass insert. The entrance hall is fitted with engineered wood flooring; recessed spotlighting; an alarm control panel; a recessed storage cupboard and recessed shelves; and a uPVC double-glazed window to the side aspect, fitted with plantation shutters.

From the entrance hall a balustrade staircase with runner carpet leads to the first-floor accommodation; a glazed sliding door leads to the kitchen-family room; a wooden panelled door allows access to lounge and downstairs WC. Within the entrance hall, one can access a series of generous recessed cloak cupboard.

LIVING ROOM

15' 5" x 16' 5" (4.72m x 5.02m)

Located off the entrance hall with a uPVC double glazed bay window and an additional uPVC double-glazed window to the front aspect, fitted with plantation shutters. The living room is fitted with engineered wood flooring; recessed spotlighting; television and telephone points; and a gas fire with decorative stone surround.



KITCHEN/ FAMILY ROOM

24' 9" x 28' 2" (7.56m x 8.59m)

The kitchen/ family room is a vast space with two sets of aluminium framed double-glazed bi-folding doors leading into the rear garden; two double-glazed roof lanterns and a further uPVC double-glazed window to the side aspect, fitted with plantation shutters. This space offers tiled flooring with underfloor heating; recessed spotlighting, three wall-mounted light fittings and three pendant light fittings over the kitchen island. The kitchen area is fitted with a range of matching base and eye-level storage units; with a range of integrated appliances, including: a wine cooler; Miele slim-line dishwasher; full sized fridge and freezer; recessed induction hob with downdraw extractor; Gaggenau microwave oven; Gaggenau oven with plate warmer under; and a recessed sink with Quooker sparkling water and boiling water mixer tap over.

The kitchen island also fitted with recessed base-level LED lighting; within the kitchen is a recessed coffee station with space for a coffee machine.

From the kitchen/family room a hidden door leads into an understairs storage cupboard for storage, and housing the security camera control panel. There are also aluminium framed doors with glazed panels allowing access to the pantry and utility room.



PANTRY

4' 10" x 6' 0" (1.49m x 1.83m)

Located off the kitchen one will find a convenient pantry, with a tiled floor; underfloor heating; recessed spotlighting; a range of built in cupboards and shelves; with LED light strips over the worktop.



UTILITY ROOM

6' 0" x 8' 7" (1.84m x 2.62m)

The utility room is located off the kitchen/family room with an aluminium framed door with a double-glazed frosted glass insert to the side exterior. The utility room also offers tiled flooring with underfloor heating; recessed spotlighting; a range of matching base and eye-level storage units with an integrated Hoover washer-dryer; and an integrated full-sized Bosch dishwasher; in an eye-level storage cabinet one will find a wall mounted Worcester boiler; there is also a recessed sink with chrome mixer tap over.



WC DOWNSTAIRS

5' 0" x 6' 7" (1.54m x 2.03m)

Located off the entrance hall is a convenient downstairs WC, with a uPVC double-glazed frosted glass window to the side aspect. This room comprises engineered wood flooring; recessed spotlighting; an extractor fan; a low-level WC; and a wall-mounted hand wash basin with storage under.



MASTER BEDROOM

16' 4" x 13' 0" (5.00m x 3.97m)

The master bedroom is an impressive space with vaulted ceilings and two large uPVC double-glazed windows to the front aspect, fitted with plantation shutters. This bedroom offers carpeted flooring; a pendant light fitting and four wall-mounted light fittings; two period cast iron style radiators; a television and telephone point; and access to the en suite shower room.



EN SUITE SHOWER ROOM

9' 2" x 4' 9" (2.81m x 1.46m)

The en suite shower room offers a uPVC double glazed frosted glass window to the side aspect; tiled flooring and part tiled walls; a low-level WC; wall-mounted hand wash basin with storage shelves under; recessed vanity shelves; a wall-mounted chrome heated towel rail; an extractor fan; and a walk-in shower cubicle with chrome thermostatic shower system over.



BEDROOM TWO

19' 8" x 11' 1" (6.01m x 3.40m)

The second bedroom is also located off the first-floor landing with double-glazed aluminium framed French doors and windows adjacent leading to a Juliet balcony. This bedroom offers carpeted flooring; recessed spotlighting; a television point; a period cast iron style radiator and a wooden panelled door leading to an en suite shower room.



EN SUITE SHOWER ROOM

5' 0" x 8' 0" (1.53m x 2.45m)

The en suite shower room off the second bedroom is fitted with tiled flooring; part-tiled walls; a wall-mounted heated towel rail; an extractor fan; a low-level WC; a wall-mounted hand wash basin with storage shelves under; and a walk-in shower cubicle with thermostatic shower system.



BEDROOM THREE

13' 3" x 12' 11" (4.06m x 3.96m)

The third double bedroom also offers double-glazed aluminium framed French doors with windows adjacent leading onto a Juliet balcony. This bedroom offers carpeted flooring; recessed spotlighting; a television point and a period cast iron style radiator.



BEDROOM FOUR

8' 0" x 11' 9" (2.44m x 3.60m)

The fourth bedroom is large enough to accommodate a double bed; but is currently utilised as a baby's bedroom. This room offers a uPVC double-glazed window to the front aspect, fitted with plantation shutters; a period cast iron style radiator; carpeted flooring and recessed spotlighting.



BATHROOM

7' 6" x 9' 4" (2.31m x 2.85m)

The main family bathroom is located off the first-floor landing with two uPVC double frosted glass windows to the side aspect. This bathroom comprises tiled flooring and part-tiled walls; recessed spotlighting; a low-level WC; a wall-mounted hand wash basin with storage under; a walk-in shower cubicle with chrome thermostatic shower system; a freestanding bath tub, with chrome mixer tap over; an extractor fan and a wall mounted chrome heated towel rail.



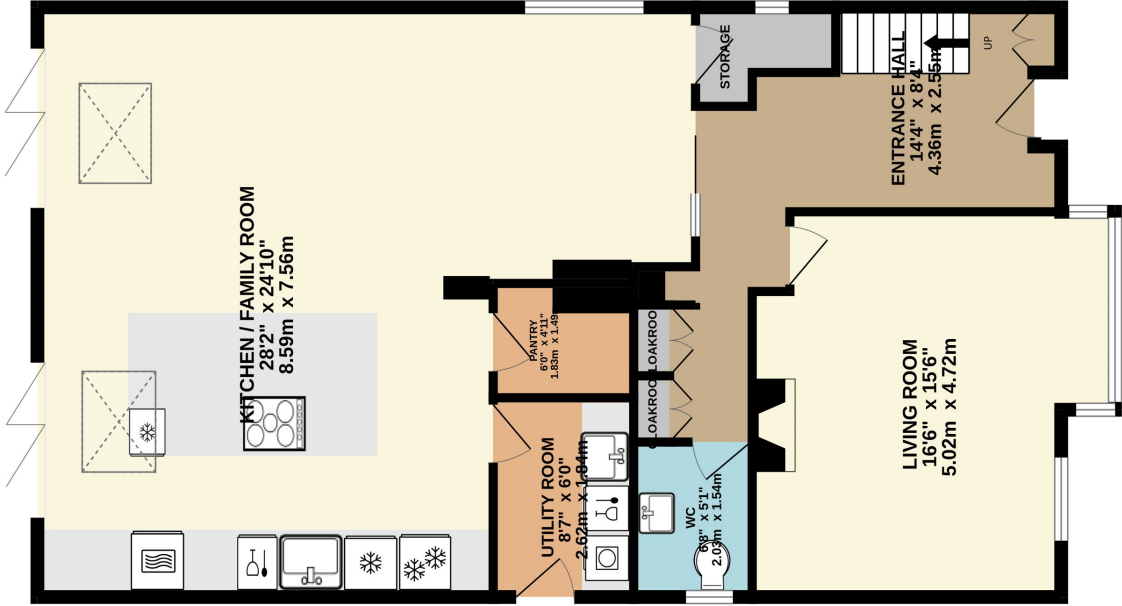
EXTERNAL

To the front of the property, one will find a large front garden and gravelled driveway, allowing off-road parking for four or five vehicles. The front garden is largely laid to lawn; enclosed to the side and front aspects by mature hedges, with a wooden electric gate. From the front garden one can access the garage to one side and a timber gate allows access to the rear of the property on the adjacent side.

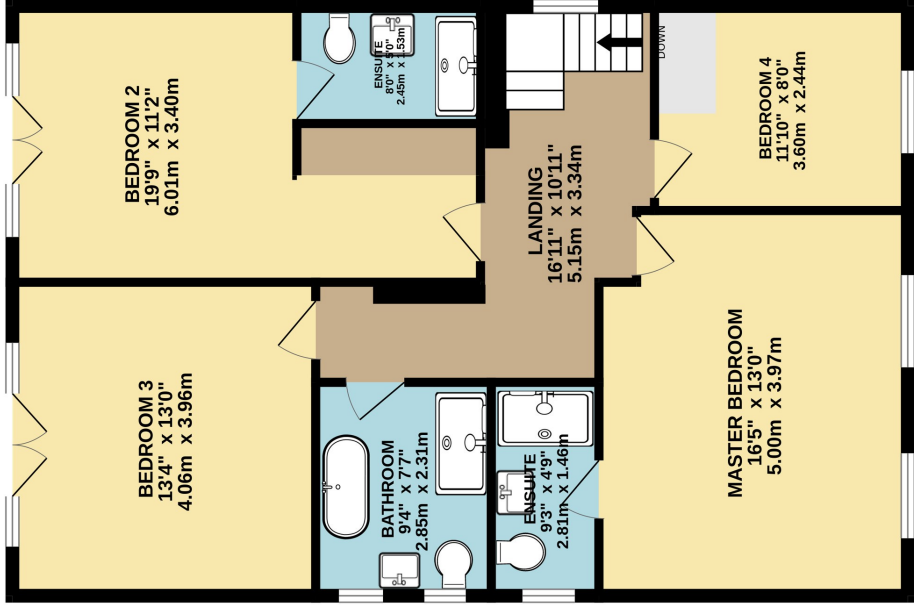
To the rear of the property, one will find a large south-facing garden. The rear garden offers a paved patio area adjacent to the house, with stone steps leading to a lawned area to the rear. The rear garden is enclosed by timber paneled fencing on three sides and allows access to the rear door of the garage, the side door to the utility room and to the kitchen/family room via two large bi-folding doors.



GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



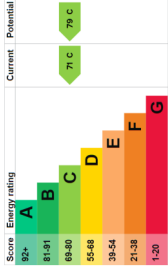
1ST FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 2068 sq.ft. (192.1 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 owner advised this house was constructed in 1927.
- 2. When did the current owners purchase this house?** The current owners purchase this house in January 2022.
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours are pleasant owner occupiers with children.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location full fibre to the door is available.
- 6. Has any work been carried out at this property?** The property was fully modernised, including a rear extension, fully re-wired, new plumbing, new radiations; a new boiler; all new windows and doors and new flooring throughout in 2021, prior to the current owners purchasing the property.
- 7. Which are the current owners favourite aspects of this property?** The current owners have advised they have enjoyed the amount of natural light in this property; the huge open-plan family entertaining space to the rear; and the impressive high ceilings in the master bedroom.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in March 2024 and the electrics in February 2024. These were both newly fitted in 2021.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £213 pcm. The property is in Trafford Council and is a band F, which is currently £2846.82 per annum.
- 10. Is there access to the loft space and has it been boarded for storage?** Yes, there is a loft hatch in the first-floor landing and the loft is boarded for storage with a pull-down ladder.
- 11. Are the current owners willing to sell any items of furniture?** Yes, the current owners have advised for an additional £75,000 they are willing to sell the house as seen, including all items of furniture.