



Manor Road, Altrincham, WA15
Offers In Excess of £375,000



Property Features

- Bay Fronted Mid-Terrace House
- Two Double Bedrooms
- Open Plan Lounge—Diner
- Double Glazed Throughout
- On Street Residents Permit Parking
- Five Minutes Walk to Altrincham Town Centre
- Catchment Area for Trafford Schools
- Great Buy-to-Let Investment
- Basement Office and Lounge
- Modern Kitchen and Bathroom



Full Description

A well-presented Edwardian mid-terrace property, located just a stone's throw from Altrincham Town Centre and local amenities, features two large double bedrooms and charming period features. The spacious lounge-diner boasts high ceilings and original details, leading to a modern, well-equipped kitchen. A versatile cellar conversion adds extra living space, perfect for a family room or home office. The property also includes a tastefully appointed bathroom and a low-maintenance rear courtyard garden, offering an ideal blend of historic charm and contemporary convenience.



LOUNGE

14' 1" x 13' 4" (4.31m x 4.08m)

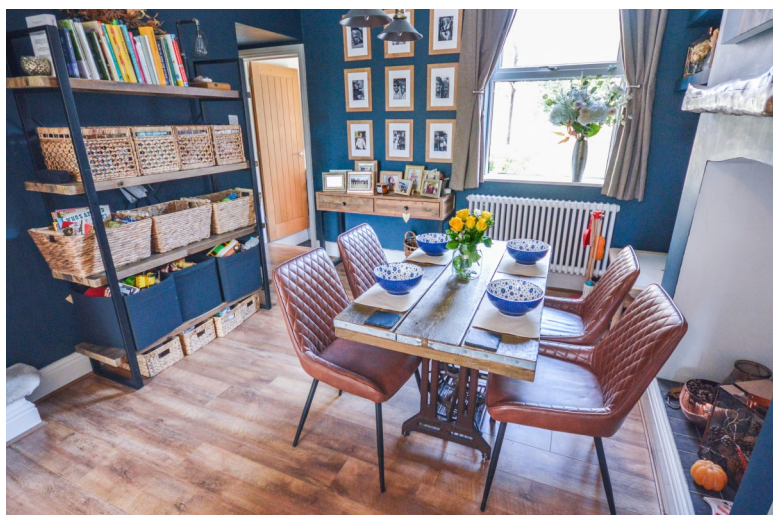
The lounge is located off the entrance hall and features a large uPVC double-glazed bay window to the front aspect, carpeted flooring, a double-panel radiator, a capped-off decorative fireplace with locally sourced hand-cut slate hearth, a pendant light fitting, a television point and a convenient low-level storage cupboard.



DINING ROOM

14' 1" x 11' 9" (4.31m x 3.60m)

Through an archway adjacent to the lounge, one will find the dining room, which features three over-table pendant light fittings and additional recessed spotlighting, a uPVC double-glazed window to the rear aspect, wood-effect laminate flooring, a cast iron radiator, and a decorative fireplace with locally sourced oak beam over. Additionally, one will find double cupboards for storage with additional built-in shelving, access to the cellar and kitchen via solid-wood doors, and access to the first-floor accommodation via a carpeted staircase.



KITCHEN

16' 4" x 6' 9" (5.00m x 2.08m)

The kitchen is accessed from the dining room via a solid-wood door and offers a solid wood door leading to the rear courtyard garden. The kitchen features two uPVC double-glazed windows to the side aspect, fitted with vertical blinds that flood the room with natural light. Tiled flooring and part-tiled walls, two ceiling-mounted strips of multi-directional spotlights, a range of matching base and eye-level wall-mounted storage units with recessed stainless steel sink, integrated fridge and separate freezer; stylish modern radiator; integrated oven with four-ring electric hob and stainless steel extractor hood over. One will also find space for a washing machine, dryer and dishwasher.



MASTER BEDROOM

14' 0" x 11' 4" (4.29m x 3.47m)

The master bedroom is located off the first-floor landing. The spacious room features a half-wood panelled feature wall with wall-mounted bedside lights, uPVC double-glazed window to the front aspect, carpeted flooring, a double-panel radiator, a pendant light fitting, and ample space for a king-sized bed, wardrobes, and a dressing table or chest of draws.



BEDROOM TWO

11' 11" x 8' 11" (3.65m x 2.74m)

The second generous sized double bedroom features a uPVC double-glazed window to the rear aspect. This room offers carpeted flooring, a double-panel radiator, a pendant light fitting, and a built-in wardrobe. One will find ample room for a double bed, a chest of draws, and a desk.



BATHROOM

8' 2" x 7' 1" (2.51m x 2.18m)

The bathroom is located off the first-floor landing. It features a uPVC double-glazed frosted glass window to the rear aspect, patterned tiled flooring with half-wall wood panelling, and tiled walls around the bath. The room also features a low-level WC, a pedestal hand wash basin with storage under, a panelled bath with a glazed screen and chrome thermostatic shower system over, a heated towel rail, and an extractor fan.



CELLAR

20' 0" x 14' 1" (6.10m x 4.31m)

The cellar is accessed via a solid wood door from the dining room. Down a lighted staircase, one will find two chambers with around seven feet of headroom. The cellar features exposed brick walls, wall-mounted lights, wood-effect laminate flooring, and a uPVC double-glazed window. Additionally, one will find an integrated seating area and built-in storage cupboards, with ample room for a home office or a gym.



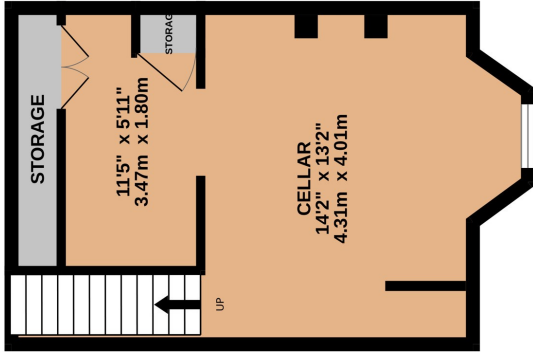
EXTERNAL

To the front of the property is a small front garden enclosed by a low-level brick wall at the front and metal framed fencing on both sides. There is a path that leads to the front entrance door.

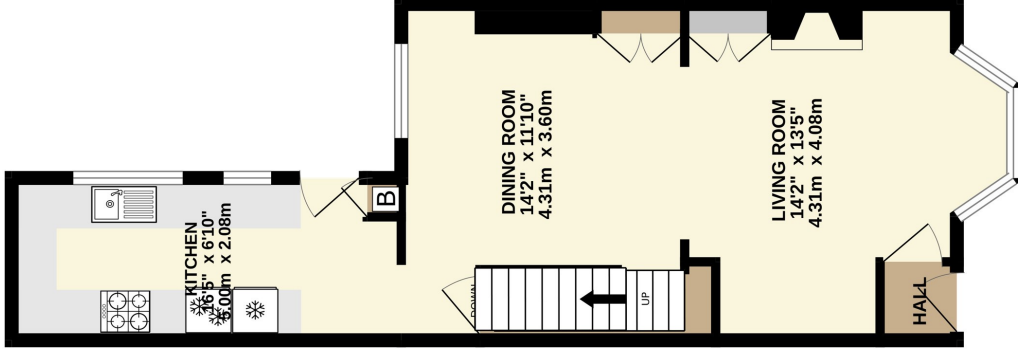
At the rear of the property, you can access the south-to-south-east courtyard garden from the kitchen through a solid wood door. A brick wall on two sides surrounds the garden, and a wood-panelled gate provides access to the back alleyway. The garden includes a small decked area with space for a table, and the rest of the courtyard is paved.



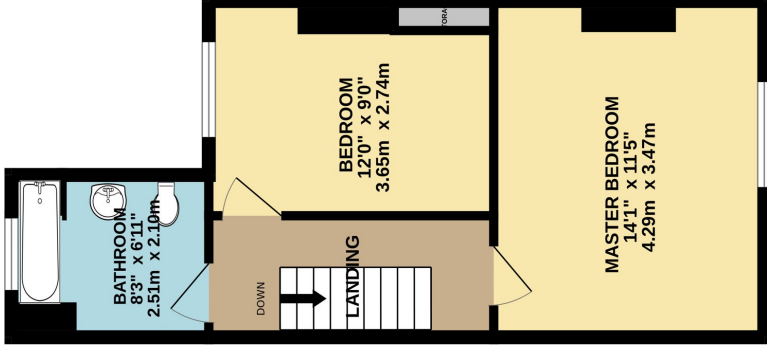
BASEMENT LEVEL
287 sq.ft. (26.6 sq.m.) approx.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings, etc. are approximate and no liability is taken for any errors, omissions 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 can be given.
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COMMON QUESTIONS

- 1. When was the property built?** The owners have advised they believe the house was built in around 1915
- 2. What council tax band is this property in?** The property is in council tax band C. Which is currently £1751.87 per annum in Trafford.
- 3. Is the property freehold or leasehold?** The property is sold freehold.
- 4. Which items will be included in the sale price?** The current owners intend to include the integrated fridge and freezer and the freestanding washing machine in the kitchen. They are also happy to include all the fitted blinds, curtains and light fittings in the sale price. They are willing to negotiate the sale of other items the buyer would require.
- 5. How much are the utility bills at this property?** The current owners have advised us that the combined gas and electric bills are around £120 pcm and the water rates are around £25 pcm. These costs will depend on the size of your household and usage.
- 6. Why are the owners selling this property?** The current owners are looking for a larger family home. They have loved living in this property, but with a growing family they now need more space.
- 7. Which aspects of the property have the owners most enjoyed?** The current owners have very much enjoyed the convenience of being a short walk to all the transport links and amenities offered in Altrincham; the beautiful period features offered by this house with high ceilings, large windows and so forth; and finally, the basement has been a massive bonus offering space for another lounge, home office and invaluable storage space.
- 8. Has the boiler been serviced recently and when was it fitted?** The boiler was newly installed in 2019, when this house was purchased by the current owners. They have had the boiler serviced annually and the next service is due in August 2024.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements