



Jubilee Way, Altrincham, WA14

Guide Price of £445,000





## Property Features

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- Three Double Bedroom Semi-Detached House
- Loft Conversion Creating Additional Rooms
- Double Glazed Throughout
- Open-Plan Kitchen-Diner
- En Suite to Master Bedroom
- Five Minutes Walk to John Leigh Park
- Catchment Area for Trafford Schools
- Downstairs WC
- Quiet Cul-De-Sac Location
- Two Allocated Parking Spaces



## Full Description

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A modern semi-detached house with three double bedrooms, enhanced by a loft conversion providing two additional versatile rooms. This stylish and highly sought-after property boasts an open-plan kitchen-diner that seamlessly extends to a private rear garden through French uPVC double-glazed doors. The spacious lounge offers plenty of room for relaxation, while the master bedroom features its own en-suite bathroom. Situated in a quiet cul-de-sac, this home comes with two allocated parking spaces and is within walking distance of John Leigh Park and local amenities.





## LOUNGE

**15' 3" x 10' 7" (4.65m x 3.25m)**

The lounge is accessed through the entrance hall and features two dual-aspect uPVC double-glazed windows on the front and side, allowing natural light to fill the room. The windows are equipped with roller blinds for privacy and light control. This inviting space includes a pendant light fitting, two single-panel radiators, TV and telephone points, carpeted flooring, and a stylish electric fireplace.



## KITCHEN/DINER

**15' 0" x 8' 0" (4.59m x 2.45m)**

The modern kitchen diner, accessed from the entrance hall, features a range of high-gloss base and wall-mounted storage units, providing ample space for all your kitchen essentials. It comes fully equipped with integrated appliances, including a fridge-freezer, a four-ring induction hob with a built-in extractor hood, an electric oven, and a washer/dryer. The kitchen is complemented by multi-directional spotlights, tiled flooring, and stylish metro tiles across part of the walls. uPVC double-glazed French doors open onto the rear garden, while dual-aspect windows with roller blinds on the front and side allow plenty of natural light to illuminate the space.



## DOWNSTAIRS WC

**5' 10" x 3' 1" (1.78m x 0.94m)**

A convenient downstairs WC is located off the entrance hall. This room features a low-level WC, a pedestal hand wash basin, a single-panel radiator, and an extractor fan. It is finished with tiled flooring, part-tiled walls, and a pendant light fitting.





## MASTER BEDROOM

11' 5" x 9' 1" (3.49m x 2.79m)

The master bedroom is accessed from the first-floor landing and features a side-facing uPVC double-glazed window with a roller blind, allowing plenty of natural light and offering views of the rear garden. The room is fully carpeted and includes a single-panel radiator, a television point, and a pendant light fitting. A mirror-fronted built-in wardrobe provides ample storage space.

Additionally, the master bedroom benefits from an en-suite shower room, enhancing both convenience and privacy.



## EN SUITE SHOWER ROOM

9' 1" x 5' 6" (2.79m x 1.68m)

The en-suite shower room features modern fixtures and fittings, including a front-facing uPVC double-glazed frosted window with a fitted roller blind for privacy. The room is well-appointed with a low-level WC, a pedestal hand wash basin, a shower cubicle with a thermostatic shower system, a heated towel rail, an extractor fan, and a shaving socket. It is finished with tiled flooring, fully tiled walls, and recessed spotlighting, creating a sleek and contemporary look.



## BEDROOM TWO

10' 7" x 8' 2" (3.25m x 2.50m)

The second double bedroom is also located off the first-floor landing, with a uPVC double-glazed window to the side aspect. This room offers carpeted flooring, a pendant light fitting, and a single-panel radiator.





### **BEDROOM THREE**

**10' 7" x 6' 10" (3.24m x 2.10m)**

The third bedroom is located off the first-floor landing with a uPVC double-glazed window to the front aspect; a double panel radiator; carpeted flooring; and a pendant light fitting. This room is utilised as a child's bedroom at present and offers ample space for a queen size bed, desk, and chest of draws.



### **FAMILY BATHROOM**

**6' 4" x 6' 3" (1.95m x 1.92m)**

The family bathroom is located off the first-floor landing with frosted glass uPVC double glazed window to the front aspect. This room is fitted with a modern white three-piece suite comprising of a low-level WC; a panelled bath with shower over and a glazed screen; and a pedestal hand wash basin. The bathroom also offers tiled flooring; part-tiled walls; recessed spotlighting; an extractor fan and a wall-mounted heated towel rail.



### **LOFT ROOM ONE**

**9' 9" x 8' 5" (2.99m x 2.58m)**

The second-floor landing allows access to two loft rooms, the landing is fitted with a large storage cupboard over the stairs and a further storage cupboard which is fitted with a desk to utilised as a workstation.

Loft room one is utilised as a studio/ home office. This room offers a double-glazed Velux skylight window; carpeted flooring; a double-panel radiator; multi-directional spotlights. From this room one can access the eave storage area via recessed cupboard doors.





## LOFT ROOM TWO

10' 3" x 8' 6" (3.13m x 2.60m)

Located off the second-floor landing there are two loft rooms, the second loft bedroom is utilised as an occasional bedroom and home office. This room offers a double glazed Velux skylight window; carpeted flooring; a double panel radiator; multi-directional spotlights. From this room one can access the eave storage area via recessed cupboard doors.

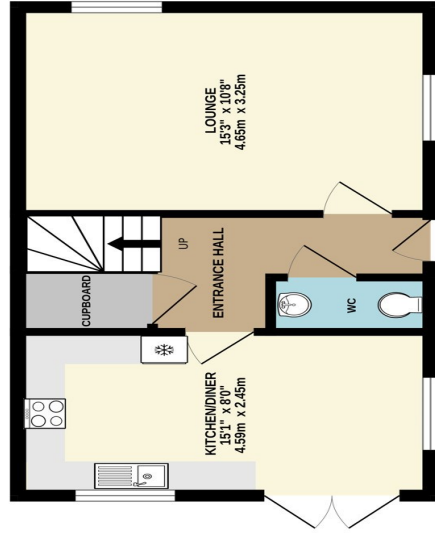
## EXTERNAL

The property offers two allocated off-road parking spaces in the car park to the front of the property. To the front of the property one will find a small front garden enclosed by a low hedge and a paved path leading to the front door. To the side of the property two storage sheds have been created to allow for convenient and discreet bin storage.

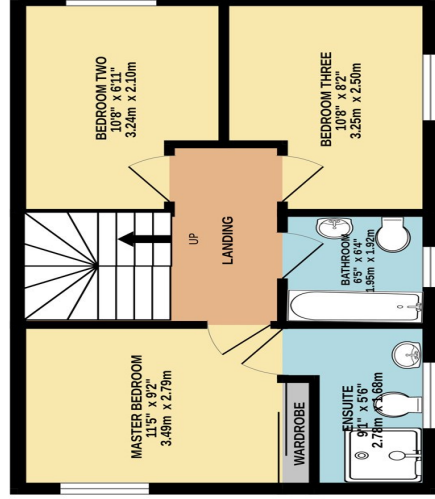
To the side of the property one will find a low-maintenance garden, which is enclosed on three sides by timber-panelled fencing. The garden is south-east facing with a covered seating area adjacent to the house and the remaining garden is laid with an artificial lawn.



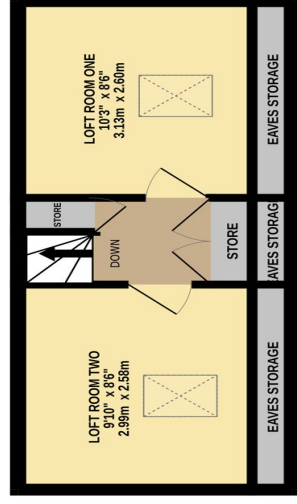
**GROUND FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.



**1ST FLOOR**  
367 sq.ft. (34.1 sq.m.) approx.

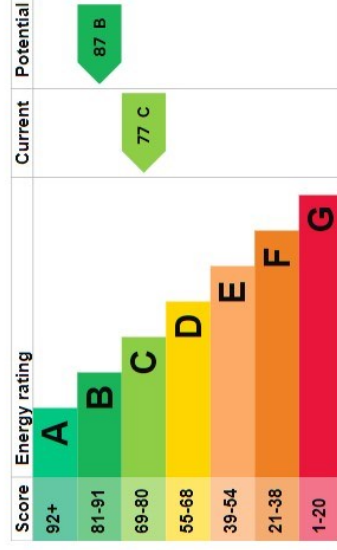


**LOFT CONVERSION**  
244 sq.ft. (22.6 sq.m.) approx.



**TOTAL FLOOR AREA : 978 sq.ft. (90.9 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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The graph shows this property's current and potential energy rating.

# COMMON QUESTIONS

**1. Is this property sold freehold or leasehold?** The current owners have advised the property is freehold. There is a service charge applicable to the car park and communal areas, the service charge is currently £493 per annum, with a ground rent of £1 per annum.

**2. When was the property constructed?** This property was completed in 2013 and the current owners purchased the property as a new build at this time.

**3. Have the current owners carried out any major alterations to the property?** Yes, the current owners have added the loft conversion, which was signed off by Trafford Council Building Control department.

**4. How much is the council tax for this property?** The property is in council tax band C, which in Trafford Council is currently £1751.87 per annum.

**5. What is the internet speed like in this location?** The current owners have quoted a download speed of 75.1 Mbps. Full fibre to the door is available in this location and can provide faster speeds if required.

**6. Which items are included in the sale price for this property?** The sale price will include the washing machine, fridge-freezer, fitted cabinets in downstairs WC and all the light fittings. If the buyer would like other items from the property the owners are happy to negotiate the sale of these items.

**7. Will there be a connected purchase for the owners of this property?** Yes, the vendors intend to buy onwards, we shall keep the successful buyer up to date with the connected purchase and manage the chain.

**8. How much are the utility bills for this property at present?** The current owners have advised that it is a very well-insulated house and running costs are very low. They currently spend around £115 pcm for gas and electricity combined; the water rates are £100 per quarter.

**9. When was the boiler last serviced?** The current owners have the boiler serviced every September. This is a Baxi boiler which was new in 2013, the boiler is located within a cupboard in the kitchen.

**10. What are the current owner's favourite aspects of this property?** The current owners have advised that they have most enjoyed the sunny, low-maintenance garden; the convenient location with access to great schools, transport links and an array of local amenities; finally the owners are really pleased with the extra space created by the loft conversion allowing for a guest bedroom and home office.