



Colwick Avenue, Altrincham, WA14  
Asking Price Of £475,000

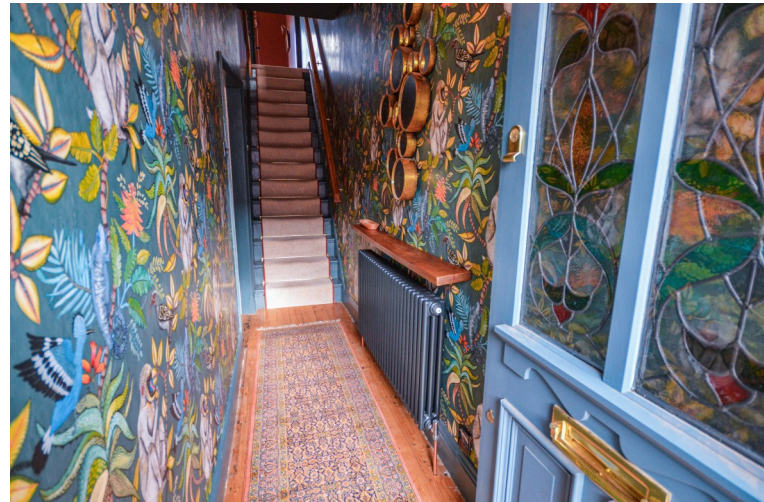




# Property Features

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- Three Bedroom Mid-Terraced House
- Double Glazed Sash Windows Throughout
- Private Rear Garden
- Modern Bathroom and Kitchen
- Short Walk to Metrolink Station
- Within Catchment of Trafford's Outstanding Schools
- Recently Renovated Throughout
- Short Walk Into Altrincham Town Centre
- Scope To Add Value



# Full Description

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Stunning three-bedroom period mid-terraced house, which has been modernised throughout to a high standard. The property is conveniently located just a short walk to Altrincham town centre and Navigation Road Metrolink Station. The property benefits from a private front and rear garden; an open-plan lounge-diner and on-street residents' permit parking.



## LIVING ROOM

10' 3" x 13' 3" (3.14m x 4.04m)

The living room is beautifully appointed with recently fitted double-glazed hardwood bay sash windows to the front aspect, fitted with Roman blinds. The living room offers polished floorboards; an exposed brick chimney breast with multi-fuel stove; fitted cabinets and shelving to the alcoves; a double panel radiator; a pendant light fitting; television and telephone points and an opening to the dining room.



## DINING ROOM

10' 6" x 13' 1" (3.22m x 3.99m)

The dining room can be accessed via a wooden panelled door from the entrance hall and allows access to the understairs storage cupboard via a wooden panelled door, and to the kitchen via a hardwood door with glazed inserts. This room offers a double-glazed hardwood sash window to the rear aspect, fitted with a Roman blind; polished wooden floorboards; a wall-mounted column radiator; an exposed brick chimney breast with tiled hearth; a telephone point and a pendant light fitting.



## KITCHEN

11' 11" x 8' 3" (3.65m x 2.53m)

The kitchen is accessed via a wooden panelled door with glazed panels leading from the dining room. This room offers double glazed hardwood framed windows to the side and rear aspect; recessed spotlighting; LVT tile effect flooring; a hardwood external door leading to the rear garden and a high-quality recently fitted kitchen.



The fitted kitchen comprises of a range of matching base and eye-level storage units with quartz worktops over; with a recessed sink; integrated wine cooler, slimline dishwasher, fridge-freezer and washing machine. There is also a freestanding DeLonghi oven with five-ring gas hob and stainless steel extractor hood over; and a wall-mounted combi boiler housed in an eye-level storage unit.





## MASTER BEDROOM

**12' 7" x 11' 2" (3.85m x 3.41m)**

The master bedroom is located off the first-floor landing with two large double-glazed wooden framed sash windows to the front aspect; a column-style radiator; a range of matching fitted wardrobes; carpeted flooring; and a pendant light fitting. This room is a generous double bedroom offering ample space for King sized bed, bedside tables and a dressing table.



## BEDROOM TWO

**8' 4" x 13' 2" (2.56m x 4.02m)**

The second double bedroom is also located off the first-floor landing with a double-glazed wooden framed sash window to the rear aspect. This room comprises a column-style radiator; carpeted flooring; and a pendant light fitting. This bedroom will also comfortably accommodate a double bed, chest of draws and a wardrobe.



## BEDROOM THREE

**8' 4" x 10' 3" (2.55m x 3.13m)**

The third bedroom is currently utilised as a home office, but would be equally suitable as a child's or guest bedroom. This room also offers a double-glazed wooden framed sash window to the rear aspect, fitted with a Roman blind; a column-style radiator; carpeted flooring; a pendant light fitting; and two wall-mounted picture lights.



## BATHROOM

**5' 1" x 7' 5" (1.56m x 2.28m)**

The bathroom is located off the first-floor landing with a double-glazed Velux skylight; Travertine tiled floor and part-tiled walls; a bathtub with tiled side, glazed screen and chrome thermostatic shower over; a wall-mounted heated towel rail and built-in vanity unit with wall mounted hand wash basin, low-level WC and a range of matching storage cabinets. The bathroom also offers recessed spotlighting; an extractor fan; a wall-mounted mirror-fronted cabinet and a shaving socket.





EXTERIOR

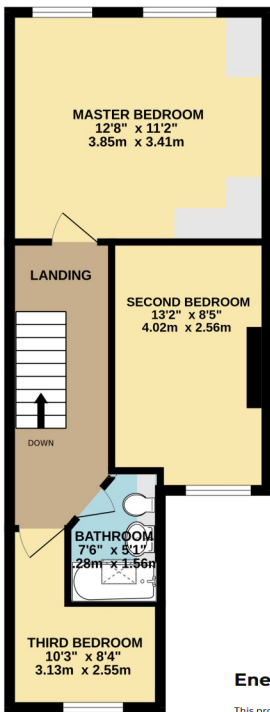
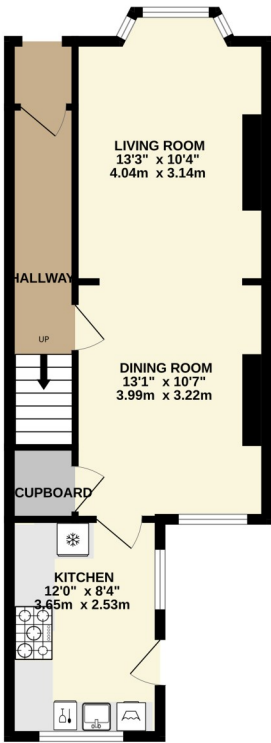
To the front of the property one will find an enclosed front garden with a low-level stone wall to the front aspect; raised beds planted with mature shrubs and hedges and a gravelled area adjacent to the house. The front door is accessed via a terracotta tiled step and a storm porch.

To the rear of the property lies a good-sized private rear garden, the garden offers a paved seating area adjacent to the house and a further paved patio to the far end of the garden. The garden is largely laid to lawn with borders planted with mature shrubs and small trees; the garden is enclosed on two sides by timber panelled fencing with a brick wall to the rear and a timber gate allowing access to a communal rear alley for rear access and bin storage. The rear garden benefits from an external power point and outside tap.



GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

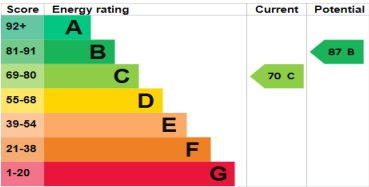


TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

# COMMON QUESTIONS

**1. When was this property built?** The owner advised this house was constructed in 1913.

**2. When did the current owners purchase this house?** The current owners purchased this house in October 2014.

**3. Who lives in the neighbouring houses?** The owners have informed us that the neighbours are pleasant and friendly owner-occupiers. One household is a couple, while the other is a family with two 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 has undergone extensive modernisation since the vendors purchased it in 2014. This includes a newly fitted kitchen completed in 2021, a new bathroom completed in 2016, a multi-fuel stove installed in 2017, and bespoke designed bookshelves and cupboards in the living room, fitted in 2021. Additionally, the vendors have installed double-glazing wooden sash windows throughout between 2015 - 2017.

**7. Which are the current owner's favourite aspects of this property?** The current owners have expressed they enjoy the open plan living space, featuring exposed brick and a multi-fuel stove. They also enjoy the high-quality kitchen, elegant sash windows, and the recently installed hardwood front door with bespoke stained glass, which beautifully illuminates the hallway

**8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had the boiler serviced in March 2021 and the electrics in February 2014 when a new consumer unit was fitted.

**9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £100 pcm. The property is in Trafford Council and is a band C, which is currently £1,751.87 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.

