



Janson Place, Altrincham, WA14

Asking Price of £325,000



Property Features

- Two Bedroom Mid-Terraced House
- Off Road Parking For Two Vehicles
- South - East Facing Rear Garden
- Open-Plan Kitchen-Diner
- Quiet Cul-De-Sac Location
- Short Walk to John Leigh Park
- Downstairs WC
- Ideal Buy-To-Let Investment
- Ten Minutes Walk to The Metrolink Station



Full Description

A beautifully presented two-bedroom mid-terraced property, built in 2017. This property offers two allocated off-road parking spaces; a private south-east facing rear garden; a downstairs WC and open-plan kitchen-diner with French doors leading into the garden. An ideal home for a first-time buyer; those downsizing or as a buy-to-let investment.



This property is conveniently located just a short walk to the Metrolink station, John Leigh Park; the retail park and Altrincham town centre.



LIVING ROOM

15' 7" x 11' 10" (4.77m x 3.62m)

The living room offers a uPVC double-glazed window to the front aspect, with fitted horizontal blinds. The living room is also fitted with carpeted flooring; a pendant light fitting; a television and telephone point; two single panel radiators; a security alarm control panel; an open-balustrade staircase leading to the first-floor accommodation and a door leading to the kitchen-diner.



KITCHEN/DINER

14' 6" x 11' 10" (4.44m x 3.62m)

The kitchen-diner is a bright open-plan space with a uPVC double-glazed window to the rear aspect, fitted with horizontal blinds and uPVC double-glazed French doors with fitted blinds leading into the rear garden. From this room a door allows access into the living room and another to the downstairs WC.



The kitchen area is fitted with a range of matching base and eye-level storage units with an integrated fridge-freezer and double oven; recessed four-ring gas hob, with stainless steel extractor hood over; a recessed one and-a-half-bowl stainless steel sink; space and plumbing for a washing machine; and a wall mounted combi boiler housed in an eye-level storage unit.



This space is also fitted with recessed spotlighting and a pendant light fitting; wood effect LVT flooring; an extractor fan and a double panel radiator.

DOWNSTAIRS W/C

2' 9" x 5' 0" (0.85m x 1.54m)

Located off the kitchen-diner a convenient downstairs WC is fitted with a pedestal hand wash basin; a low-level WC; single panel radiator; ceiling-mounted light fitting; extractor fan; and wood effect LVT flooring.



MASTER BEDROOM

10' 2" x 11' 10" (3.11m x 3.63m)

The master bedroom is located off the first-floor landing with uPVC double-glazed window to the front aspect, fitted with horizontal blinds. This bedroom offers carpeted flooring; a pendant light fitting; and a single-panel radiator. The room is more than large enough to accommodate a double bed, a chest of drawers and a double wardrobe.



BEDROOM TWO

7' 10" x 10' 6" (2.39m x 3.21m)

The second bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect, with fitted blinds. This bedroom offers a single-panel radiator; carpeted flooring; a pendant light fitting; and a recessed wardrobe over the stairs.



BATHROOM

4' 11" x 7' 3" (1.52m x 2.23m)

The bathroom is also located off the first-floor landing with a frosted glass uPVC double-glazed window to the rear aspect. The bathroom is fitted with a panelled bath, with chrome thermostatic shower system over and glazed screen; a low-level WC; a pedestal hand wash basin, with a wall mounted mirror; a chrome heated towel rail; laminate flooring; part tiled walls; recessed spotlighting and an extractor fan.



EXTERNAL

The rear garden can be reached via French doors from the kitchen-diner or from the car park via a timber gate to the rear of the garden. The rear garden is largely laid to lawn with a paved patio area and paved path leading down the garden. There is a timber garden shed to the rear of the garden; an external water tap; and the garden is enclosed on three sides by timber panelled fencing.

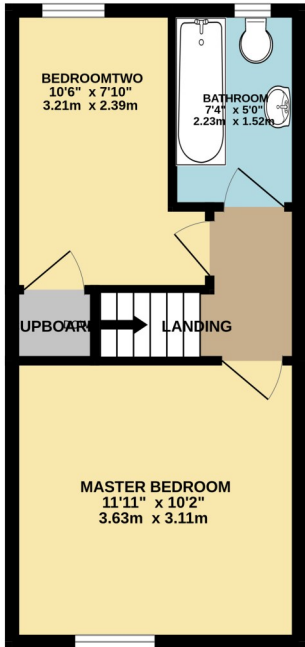
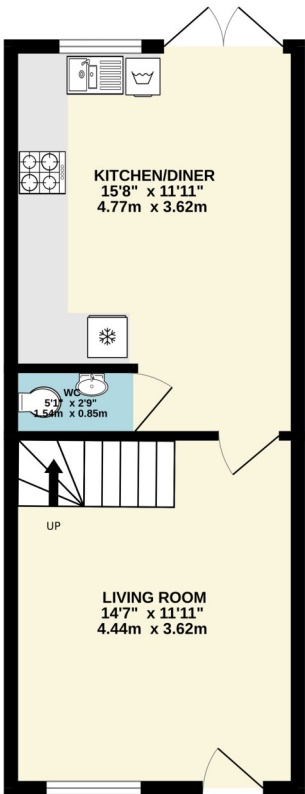
Adjacent to the car park is a bike/ bin storage area, which is closed by timber-panelled fencing and fitted with secure bike fixing points.





GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was the property constructed?** This property was build in 2017 and the current owners purchased from new.
- 2. Who lives in the neighbouring houses?** The owners have said their neighbours are all very pleasant and quiet. The houses on either side are occupied by home owners.
- 3. When was the boiler last serviced?** The owners have a boiler service arranged for April 2025.
- 4. Is this property sold freehold or leasehold?** The property is leasehold, there is no service charge associated with the property. The ground rent is £350 per annum. The owners have advised the lease has 990 years remaining. The freeholder is Aviva Investors Ground Rent Limited.
- 5. Which items are included in the sale price for this property?** The vendors intend to include the fitted appliances in the kitchen such as the double oven and fridge-freezer; they will also be including the fitted blinds on all windows. In addition they are very happy to agree the sale of other items of furniture from the house.
- 6. Will the vendors be buying onwards?** Yes, the vendors are seeking an onward purchase. They are actively looking to secure a purchase and hope to do so soon after a sale is agreed on their home.
- 7. How much are the utility costs at this house?** The vendors have advised that they currently pay around £120 pcm for combined gas, electric and water rates.
- 8. Which are the current owners favourite aspects of this house?** The current owners have advised that they have most enjoyed the bright and spacious kitchen-diner; the sunny garden; and the convenience of having two allocated parking spaces.
- 9. Why are the current owners selling this house?** The vendors are just looking to move to a larger home locally.
- 10. Has the loft been boarded?** No, the current owners have not had the loft boarded. They obtained a quote to do this for around £2,000, to include a pull down ladder.