



**Richmond Road, Altrincham, WA14**

**Asking Price of £655,000**



# Property Features

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- Four Bedroom Semi-Detached House
- Catchment Area for Trafford Schools
- Over 1800 square feet
- Scope to Add Significant Value
- Open-Plan Kitchen-Diner
- Period Features Throughout
- Two Reception Rooms
- Ten Minutes Walk to Metro Link Station
- Five Minutes Walk into Altrincham Town Centre



## Full Description

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Impressive four-bedroom semi-detached period property on a quiet road just a short walk into Altrincham town centre and John Leigh Park. The property offers high ceilings and period features throughout, with on-street residents' parking and an open-plan kitchen-diner.



## LOUNGE

**12' 1" x 14' 11" (3.68m x 4.55m)**

The lounge is located off the entrance hall with large bay windows to the front aspect. The lounge is fitted with a multi-fuel stove with tiled hearth and decorative wooden surround; polished wooden floorboards; a double panel radiator; pendant light fitting and two wall mounted light fittings; television and telephone points.



## FAMILY ROOM

**12' 1" x 12' 5" (3.69m x 3.81m)**

The family room is a convenient second reception room, ideal as a children's playroom, formal dining room or home office. This room offers a large wooden sash window to the rear aspect; polished wooden floorboards; an open fire with decorative surround; a pendant light fitting and two wall mounted light fittings; a double panel radiator and television and telephone points.



## KITCHEN/DINER

**18' 5" x 10' 10" (5.63m x 3.31m)**

The bright and spacious open-plan kitchen diner is located to the rear of the house, with French doors leading to the rear and two windows to the side aspect. This room is fitted with tile effect laminate flooring; recessed spotlighting; a wall mounted combi boiler and a range of matching base and eye-level storage units. Within the kitchen is space and plumbing for a washing machine and tumble dryer; a freestanding cooker; and a recessed stainless steel one and a half bowl sink. From the kitchen a door leads to the pantry and a doorway to the entrance hall, where one can access under stairs storage.



## MASTER BEDROOM

**17' 4" x 16' 4" (5.30m x 5.00m)**

The master bedroom is located off the first-floor landing with a uPVC double glazed bay window to the front aspect and a further large window to the front aspect. This room also offers a pendant light fitting, polished wooden floorboards; single panel radiator; fitted wardrobes and a period cast iron fire place.



## BEDROOM TWO

**16' 4" x 16' 4" (5.00m x 5.00m)**

The second double bedroom is located on the second floor with access to an en suite bathroom. This bedroom offers a sash window to the side aspect; a period cast iron fireplace; carpeted flooring; two pendant light fittings; a single panel radiator and television point.



## EN SUITE BATHROOM

**7' 1" x 5' 8" (2.18m x 1.75m)**

The bathroom located off the second bedroom is fitted with a panelled bath; a low-level WC; a pedestal hand wash basin; recessed spot lighting; a single panel radiator and carpeted flooring.



## BEDROOM THREE

**10' 10" x 11' 8" (3.31m x 3.57m)**

The third bedroom is located on the first floor with a uPVC double glazed window to the rear aspect. This room is fitted with a pendant light fitting; LVT wood effect flooring; a period cast iron fireplace; a single panel radiator and offers ample space for a double bed, wardrobes and a chest of drawers.



## BEDROOM FOUR

**10' 6" x 12' 3" (3.22m x 3.74m)**

The fourth bedroom is also a good-sized double bedroom located on the first floor with a large sash window to the rear aspect. This room offers LVT wood effect flooring; a pendant light fitting; a single panel radiator; and offers ample space for a double bed, wardrobes and dressing table or chest of drawers.



## BATHROOM

**7' 4" x 6' 0" (2.25m x 1.83m)**

The family bathroom is located on the first-floor with a sash window to the side aspect. The bathroom comprises a panelled bath, with glazed screen and shower over; pedestal hand wash basin; a low-level WC; a single panel radiator; a ceiling mounted light fitting and painted wooden floorboards. Adjacent to the bathroom is a convenient WC with a sash window to the rear aspect; pendant light fitting; painted wooden floorboards, a single panel radiator and a low-level WC.

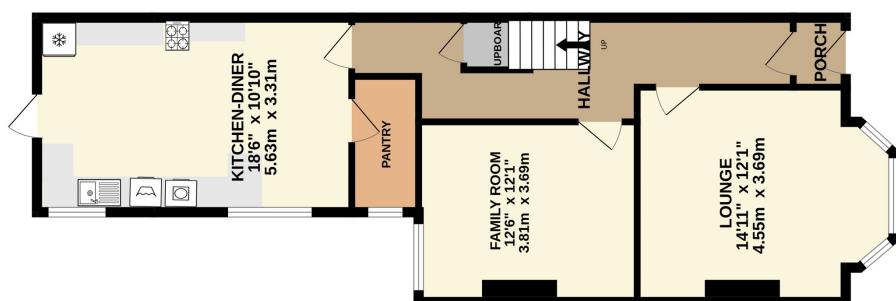
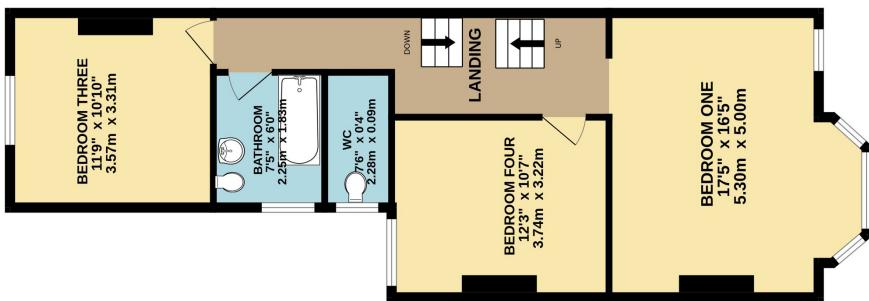
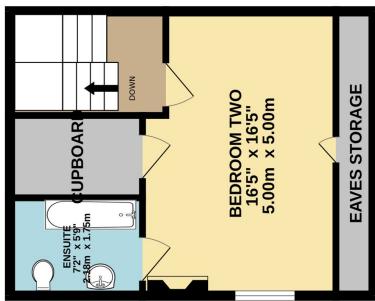


## EXTERNAL

To the front of the property is a small garden which is enclosed to the front aspect by a low-level brick wall with wrought iron fence over and a wrought iron gate leading up a path to the front entrance door.

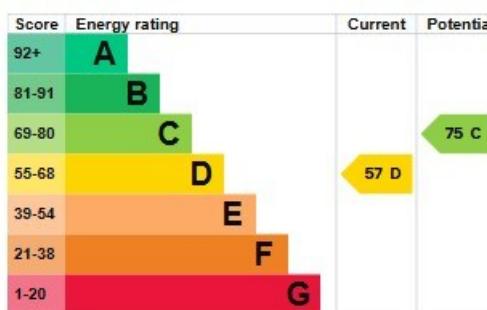
To the rear of the property is a the rear garden which is largely laid to lawn, with borders stocked with mature shrubs and a paved seating area adjacent to the house. The rear garden is enclosed on three sides by timber panelled fencing; to the side of the property a wrought iron gate allows access to the front of the property and there is a small brick storage shed located in the rear garden.





TOTAL FLOOR AREA : 1664 sqft. (154.6 sqm) APPROX.

Whilst every effort has been made to ensure the accuracy of the floor plan, measurements and room names are approximate and for guidance only.



# COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** The property is owned freehold, with a chief rent payable to S Kershaw and Sons of £6 per annum. Most chief rents in England and Wales that qualify as rent charges will end on 22 July 2037. This applies to the property only. The garden is currently classified as protected land and is leased to the owner as an allotment from Trafford Council, the cost of this is £52 per annum. We have a copy of the draft lease agreement which can be provided to a buyer and we understand it is around £7,000 to purchase this land.
- 2. Why are the current owners selling this property?** The current owners are now looking to downsize and have located a property they hope to purchase, but cannot formalise a purchase until the sale is agreed on their current home. The current owners have lived here since 1994 and loved this property.
- 3. When was this property constructed?** The owners have advised this house was built in 1904.
- 4. Who lives in the neighbouring houses?** The owners have advised their neighbours are both owner occupier families and are lovely people.
- 5. What are the current owners favourite aspects of this property?** The vendors have advised that they have enjoyed the proximity to the amenities offered in Altrincham town centre, the local schools, John Leigh Park, and the transport links. They have also enjoyed the community spirit on this road and said they have never had any trouble parking on the road as they have residents parking permits.
- 6. Have the owners had their boiler and electrics checked in recent years?** Yes, the owners have advised they had a new gas boiler fitted in January 2025 and serviced in June 2025 and electrics checked in January 2025.