



The Downs, Altrincham, WA14
Offers In Excess Of £700,000



Property Features

- Three Double Bedroom Mid-Terraced House
- Open-Plan Lounge-Diner
- Ground Floor WC
- Storage Space in Basement
- Short Walk to Metrolink Station
- Generous Rear Garden
- Home Office in Garden
- Multi-Fuel Stove in Lounge-Diner
- Short Walk to Amenities offered in Altrincham



Full Description

Gorgeous three double bedroom listed period mid-terraced house, with spacious open-plan lounge-diner with French doors leading to the rear garden and multi-fuel stove. The house offers a modern kitchen, bespoke garden room or home office; cellar storage space; downstairs WC; a generous rear garden; and a wealth of beautiful period features.

A lovely family home, which is a short stroll to the town centre, Metrolink station and local grammar schools.

LOUNGE/DINER

23' 2" x 16' 3" (7.08m x 4.97m)

The lounge-diner is a bright and spacious room, flooded with natural light via a wooden sash window to the front aspect and French doors to the rear aspect. This room offers solid wood polished and varnished floorboards; recessed spotlighting; three period style column radiators; a multi-fuel stove with wooden mantel over; television and telephone points; and doors leading to the basement, front porch, downstairs WC and kitchen. From this room a balustrade carpeted staircase also allows access to the first-floor accommodation.

KITCHEN

10' 0" x 14' 7" (3.07m x 4.47m)

A high specification modern kitchen with shaker style solid wood cabinets and composite worktops over. The kitchen offers three windows to the side aspect; LVT wood effect flooring; recessed spotlighting; a vertical wall mounted column radiator; a door to the rear garden; recessed double drainer sink; recessed extractor fan over the freestanding Sterling electric oven with five-ring induction hob; there is also an integrated dishwasher, fridge-freezer, wine cooler and washing machine. The kitchen also offers a large full-height cabinet containing further storage space, allowing space and power for a toaster and microwave.

WC

4' 11" x 4' 6" (1.50m x 1.39m)

The convenient downstairs WC is accessed from the lounge-diner, this room offers a low-level WC; wall-mounted hand wash basin; wall mounted chrome heated towel rail; tiled flooring; recessed spotlighting and an extractor fan.



MASTER BEDROOM

15' 5" x 9' 3" (4.71m x 2.84m)

The master bedroom is located off the first-floor landing with a large wooden sash window to the front aspect. This room comprises wall-to-wall mirror fronted fitted wardrobes; carpeted flooring; recessed spotlighting; a period style column radiator; a television point and a period fireplace.



BEDROOM TWO

8' 2" x 12' 6" (2.51m x 3.82m)

The second bedroom is also located off the first-floor landing with a sash window to the rear aspect, fitted with wooden plantation shutters; two fitted wardrobes; carpeted flooring; a television point; recessed spotlighting and a period style column radiator.



BEDROOM THREE

22' 9" x 15' 7" (6.94m x 4.75m)

The third bedroom is located on the second floor, with windows to the front and rear aspect, fitted with wooden plantation shutters. This bedroom benefits from polished and varnished solid wood floorboards; recessed spotlighting; fitted storage cupboards and draws; television point; and a period style column radiator.



BATHROOM

8' 7" x 8' 0" (2.63m x 2.46m)

The family bathroom is located off the first-floor landing with two wooden frame frosted glass windows to the side aspect; a recessed bathtub with tiled surround; vanity unit with recessed hand wash basin, storage cabinets under and mirror fronted storage cabinets over; a tiled shower cubicle, with chrome thermostatic shower system; tiled flooring; floor-to-ceiling tiled walls; recessed spot lighting and a wall mounted heated towel rail.



CELLAR

8' 0" x 11' 6" (2.45m x 3.53m)

The cellar is accessed via a door from the lounge-diner which leads to a cloak cupboard and stone stairs. The basement is largely utilised as a storage space; with room for an additional fridge-freezer, wine cooler and tumble dryer. The space offers two strip lights; concrete flooring; a single panel radiator; the alarm panel and electrical consumer unit.

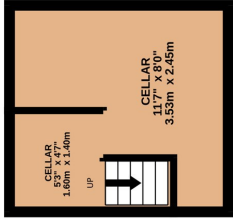
EXTERNAL

To the front of the property one will find a large front garden with a paved path leading to the front entrance door. The front garden is enclosed on either side by mature hedges and to the front aspect by low-level brick wall and a wrought iron gate.

To the rear of the property is generous rear garden, which is enclosed on three sides by timber panelled fencing, there is a paved patio area adjacent to the house, with a cobbled path leading down the garden. The borders are stocked with mature shrubs and the central area is laid to lawn. To the far end of the garden is a bespoke made home office, with clad with wooden panels to the front aspect; with glazed sliding doors; recessed spotlighting and a circular skylight. Adjacent to the house one will find an external woodstore and large external storage shed.



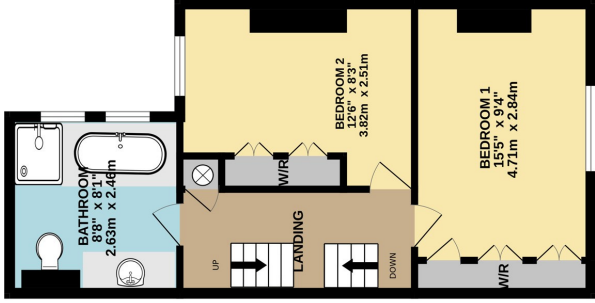
BASEMENT LEVEL
135 sq.ft. (12.5 sq.m.) approx.



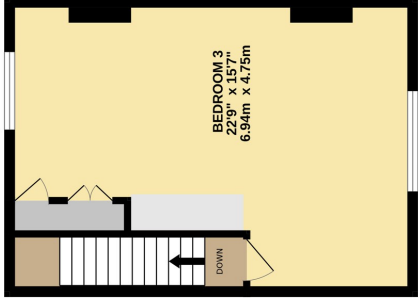
GROUND FLOOR
522 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	78 C
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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

COMMON QUESTIONS

1. Is this property sold freehold or leasehold? The vendor has advised this property is freehold. Your legal advisor can confirm this.

2. Which items are included in the sale price? The vendors will be including all blinds, curtains, carpets, light fittings, integrated white goods, and the garden room/ home office in the sale price.

3. How much are the utility bills for this property? The property is in council tax band G, which in Trafford is currently £3,534.72 per annum. The vendor has advised the combined gas and electricity bill is roughly £200 pcm.

4. Which are the vendors favourite aspects of this property? The vendors have most enjoyed the private rear garden; the convenience of this location and the style and feel of the house.

5. How old is the boiler at this property? The vendor has advised the boiler was newly installed 5 years ago.

6. Why is the owner selling this property? The vendor is looking to move to a more rural location. The vendor hopes to agree an onward purchase as soon as a sale is agreed on this property.

7. What are the parking arrangements at this property? The property does not offer off road parking but the owner can apply for parking permits to use the on street parking. The current owner has never had an issue parking on the road near to the house. If off road parking is required, there are various car parks where a space could be rented locally.

8. Is there a rear right of access behind these houses? Yes, a right of access is detailed in the property title, this is not commonly utilised by any of the residents as the home owners all keep their bins at the front of their properties, but this access can be utilised if required. For security the gate to the side of the end terraced is locked with a combination lock and the code will be shared with the buyer.