



Oldfield Road, Altrincham, WA14
Asking Price Of £525,000



Property Features

- Three Bedroom Semi-Detached House
- Original Period Features Throughout
- Open-plan Kitchen/Diner
- Private Front and Rear Gardens
- Off-Road Parking
- Ensuite to Master Bedroom
- Chain Free Sale
- Close Proximity to Open Countryside
- Sough-after Location
- In Catchment for Trafford Schools

Full Description

Offered chain free, this charming 1930s three-bedroom semi-detached home is situated in a highly sought-after location, ideally positioned close to local amenities, excellent transport links, and within easy reach of open countryside, offering the perfect blend of convenience and tranquillity.

Steeped in period character and original features throughout, the property boasts a welcoming entrance hall, a spacious separate living room, and a beautiful open-plan kitchen and dining area, ideal for modern family living and entertaining.

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The house also benefits from a basement running under the entire ground floor. While the space is not full head height, it is accessed from the entrance hall and offers approximately 4ft head height, making it an ideal area for storage.

Upstairs, there are three generous bedrooms, including a master bedroom with an en-suite shower room, alongside a stylish family bathroom.

Externally, the home enjoys an attractive front garden, with off-road parking and a private, generous rear garden.

Located within the catchment area for outstanding local schools, this property offers an exceptional opportunity for families seeking a blend of period charm, space, and modern comfort in an enviable setting.



LIVING ROOM

16' 11" x 10' 4" (5.17m x 3.17m)

A beautifully proportioned and inviting living room enjoying a dual aspect with original hardwood framed double-glazed windows to both the front and rear, including a charming bay window that floods the space with natural light. This elegant room retains its period charm, featuring an original cast iron fireplace with an attractive surround and tiled hearth, creating a perfect focal point. Additional features include exposed polished floorboards, two single panel radiators, a pendant light fitting, and television and telephone points, combining traditional character with modern comfort.



KITCHEN/DINER

22' 2" x 15' 10" (6.78m x 4.84m)

A bright and spacious open-plan kitchen and dining area benefits from an original hardwood framed double-glazed bay window to the front aspect and a further original hardwood framed double-glazed window to the rear, allowing plenty of natural light to fill the space.



The dining area features exposed polished floorboards, a triple-panel radiator, a pendant light fitting, and two wall-mounted light fittings, creating a warm and inviting atmosphere.



The kitchen area is well-appointed with a comprehensive range of matching wall and base units, complemented by a recessed stainless steel sink, a four-ring gas hob with Bosch extractor hood, an integrated Neff oven, an integrated Neff microwave, an integrated Neff dishwasher, an integrated Neff washing machine, and space for a freestanding fridge/freezer. The space is finished with tiled flooring, recessed spotlights, and a modern vertical column radiator for comfort and practicality.



A uPVC double glazed external door provides direct access to the rear garden, while a wood-panelled door opens to a useful under-stairs cupboard, currently housing a tumble dryer.

MASTER BEDROOM

10' 0" x 10' 11" (3.05m x 3.35m)

A generous master bedroom featuring a front aspect original hardwood framed double-glazed window that allows natural light to flood the space. The room enjoys a stylish blend of period charm and comfort, with exposed polished floorboards, a feature period-style fireplace, and a pendant light fitting. Warmth is provided by a double panel radiator, and there is direct access to a contemporary ensuite shower room.



ENSUITE

7' 8" x 2' 8" (2.36m x 0.83m)

Located off the master bedroom, the ensuite is stylishly appointed with a low-level WC, a pedestal hand wash basin with metro-tiled splashback, and a shower cubicle with thermostatic shower system and featuring a glazed screen and metro-tiled walls. The space is finished with vinyl flooring, recessed spotlights, and a chrome wall-mounted heated towel rail.



BEDROOM TWO

10' 2" x 10' 4" (3.12m x 3.17m)

Bedroom two is another generous double that benefits from front aspect original hardwood framed double-glazed windows and features exposed polished floorboards, a feature period-style fireplace, a double-panel radiator, and a pendant light fitting.



BEDROOM THREE

8' 3" x 6' 9" (2.52m x 2.07m)

Bedroom three benefits from a rear aspect original hardwood framed double-glazed windows, with views over the garden and features exposed polished floorboards, a double-panel radiator, and a pendant light fitting.



BATHROOM

6' 3" x 7' 11" (1.92m x 2.43m)

Located off the first-floor landing, the modern family bathroom showcases a sleek and contemporary design, featuring part metro-tiled walls and vinyl flooring. The suite comprises a low-level WC, a pedestal hand wash basin, and a panelled bathtub with a glazed screen and thermostatic shower system above. Additional features include a wall-mounted heated towel rail, recessed spotlights, and an extractor fan, creating a stylish and functional space for everyday use.



EXTERNAL

Occupying a pleasant position on Oldfield Road, the property enjoys an attractive frontage with a paved driveway providing off-road parking. The block-paved front garden is well stocked with mature plants, shrubs, and trees, and is enclosed on three sides by established hedging, offering both privacy and kerb appeal.

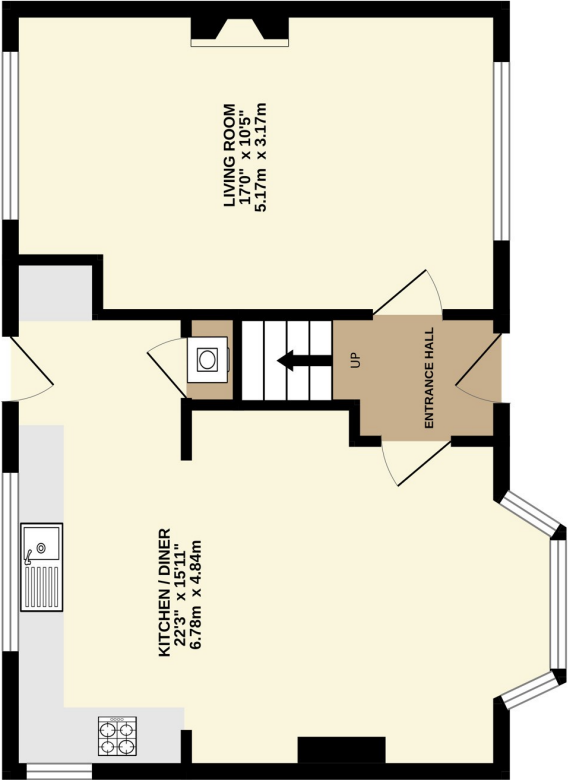


A side access, secured by an ornate iron gate, leads to the generous rear garden. The rear of the property offers an impressive outdoor space, mainly laid to lawn and surrounded by mature hedging, creating a secluded and peaceful setting. There is also a paved patio area adjacent to the house-perfect for outdoor dining and entertaining-along with a variety of mature trees, plants, and shrubs adding colour and character throughout the seasons.

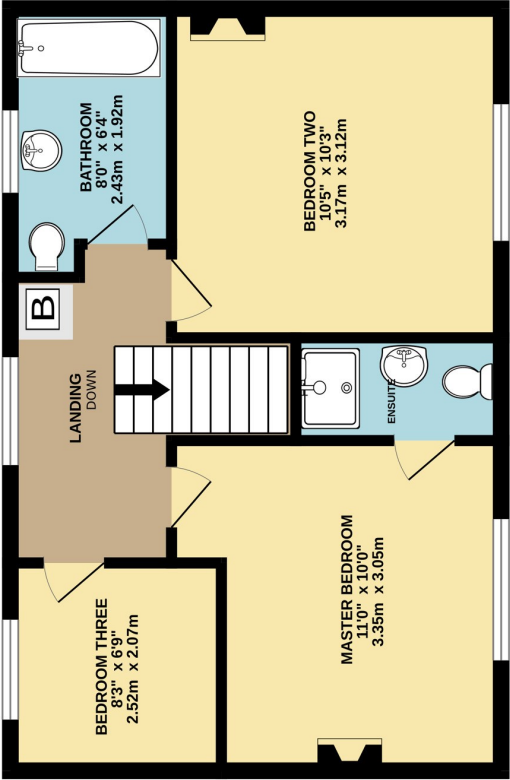


The garden can be accessed via the side return or directly from the kitchen, through a uPVC glazed door with steps leading down into the rear garden.

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 937 sq.ft. (87.0 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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COMMON QUESTIONS

- 1. When was this property built?** The owner advised this house was constructed in the 1930s.
- 2. When did the current owners purchase this house?** The current owners purchase this house in 1997.
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours on the attached side are a pleasant owner occupier. They have advised that most of the owners in this stretch of houses have lived here for a long period of time.
- 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?** Yes. Since purchasing the property, the current owners have modernised it throughout and carried out a number of improvements to enhance both comfort and energy efficiency. This includes the installation of cavity wall and loft insulation, as well as retaining the original hardwood window frames while replacing all panes with double glazing.
The property has also benefited from essential updates, including a new boiler installed in 2023, full electrical rewiring in 1997, and a kitchen rewiring in 2018 when the kitchen was modernised. Additionally, a chimney was removed, the roof was fully inspected in 2018, and the loft was boarded with a pull-down ladder and lighting, providing practical storage space.
- 7. Which are the current owner's favourite aspects of this property?** The current owners have advised they have enjoyed the dual aspect windows in the living room and kitchen diner that fill the space with natural light. The location of the property, that is near the open countryside, and the private quiet plot that is not overlooked.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have had a new boiler installed in 2023 which has 16 years warranty remaining and has been serviced annually since. The house was fully rewired in 1997, with the kitchen rewired in 2018.
- 9. How much are the council tax at this property?** The property is in Trafford Council and is a band C, which is currently £1,885.16 per annum.
- 10. Is there access to the loft space and has it been boarded for storage?** Yes, there is a loft hatch on the first floor and the loft is boarded for storage with a pull-down ladder and a light fitting.
- 11. What items are included in the sale?** The current owners have advised that they will include all the integrated appliances, the curtains, blinds and light fittings (other than the mini chandelier). The garden shed and greenhouse will also be included. The owners are happy to sell the fridge/freezer, tumble dryer and any items of furniture.