



25 GLADSTONE ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £525,000

An extended bay fronted semi detached family house positioned in a popular residential location approximately ½ a mile distance from Altrincham town centre and within close proximity of Navigation Metrolink station. The well presented accommodation briefly comprises canopy porch, entrance hall, sitting room with feature fireplace, contemporary open plan living/dining kitchen with French windows to the rear gardens, utility room, cloakroom/WC, primary bedroom with en suite shower room/WC, three further bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Parking within the driveway. Decked seating area and artificial lawn.

POSTCODE: WA14 1NS

DESCRIPTION

Gladstone Road forms part of a popular residential location containing houses mainly of similar age and design. The locality is highly favoured being a short distance from Navigation Road Metrolink station and within the catchment area of highly regarded primary and secondary schools. The property also benefits from local recreational facilities situated approximately 200 yards to the east and is less than half a mile distance from the town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including independent retailers and informal dining options.

This bay fronted semi detached family house has been replanned and extended to create generously proportioned and well balanced living space together with gas fired central heating and PVCu double glazing.

The well presented and tastefully decorated interior is approached beyond a canopy porch with panelled front door and leads onto an L-shaped entrance hall with hardwood flooring. Positioned toward the front there is a sitting room with the focal point of a wood burning stove set upon a polished granite hearth and glazed bi-folding doors open onto the contemporary open plan living space. The kitchen is fitted with high gloss units complemented by integrated appliances and substantial matching centre island with breakfast bar. The adjacent dining area features French windows providing access to the rear gardens and the living area is fitted with a stylish media unit flanked by display shelves. In addition, there is a useful utility room and cloakroom/WC.

At first floor level there are two excellent double bedrooms, generous single bedroom and modern family bathroom/WC. The second floor comprises excellent double bedroom and well appointed en suite shower room/WC.

Externally to the front of the property the driveway provides off road parking and there is gated access to the side and EV charging point. The landscaped rear gardens incorporate a decked seating area and artificial lawn with well stocked raised flower beds surrounded by a fence perimeter.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

Hardwood panelled door with opaque double glazed insert and matching transom light.

ENTRANCE HALL

Staircase to the first floor. Space for hanging coats and jackets. Opaque PVCu double glazed/panelled door to the side. Hardwood flooring. Radiator.

SITTING ROOM

12'9" x 11'11" (3.89m x 3.63m)

Wood burning stove and polished granite hearth beneath a natural wood mantel flanked by shelving to the chimney breast recess. PVCu double glazed bay window to the front. Hardwood flooring. Radiator. Opaque glazed bi-folding doors to:

LIVING/DINING KITCHEN

22'4" x 19'8" (6.81m x 5.99m)

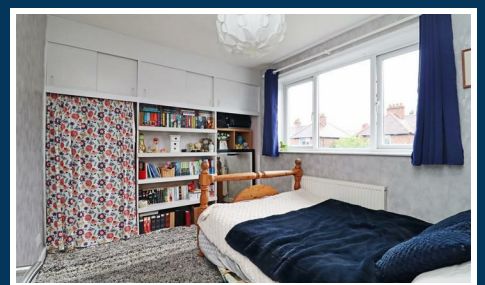
With hardwood flooring and planned to incorporate:

LIVING AREA

Fitted media unit comprising low-level cupboards flanked by display shelves. Recessed LED lighting. Radiator.

DINING KITCHEN

Fitted with high gloss wall and base units beneath wood effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, microwave oven, dishwasher and wine/drinks cooler. Matching centre island with breakfast bar and integrated four zone induction hob with stainless steel chimney cooker hood above. Plumbed recess for an American style fridge freezer. Ample space for a dining suite. PVCu double glazed French windows to the rear. PVCu double glazed window to the rear. Two Velux windows. Recessed LED lighting. Two radiators.



UTILITY ROOM

6'7" x 4'6" (2.01m x 1.37m)

Matching wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel circular sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Wall mounted gas central heating boiler. Opaque PVCu double glazed window to the side. Tile effect flooring.

CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the side. Hardwood flooring. Wall light point.

FIRST FLOOR

LANDING

Spindle balustrade staircase the second floor. Two opaque PVCu double glazed windows to the side.

BEDROOM TWO

13'7" x 12' (4.14m x 3.66m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

11'9" x 9'8" (3.58m x 2.95m)

Built-in wardrobe containing hanging rail, shelving and with cupboards above. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM FOUR

10' x 7'10" (3.05m x 2.39m)

PVCu double glazed windows to the side and rear. Laminate wood flooring. Radiator.

FAMILY BATHROOM/WC

7'10" x 6'2" (2.39m x 1.88m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower, handheld attachment and screen above, circular countertop wash basin with mixer tap and low-level WC. Tiled surrounds. Opaque PVCu double glazed window to the front. Tile effect flooring. Chrome heated towel rail.

SECOND FLOOR

LANDING

PVCu double glazed window to the side. Storage space.

BEDROOM ONE

14'4" x 12'7" (4.37m x 3.84m)

Wide Velux window to the rear. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

7' x 6'6" (2.13m x 1.98m)

White/chrome wall mounted wash basin with mixer tap set within tiled surrounds and low-level WC. Tiled enclosure with electric shower. Opaque PVCu double glazed window to the side. Tile effect flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

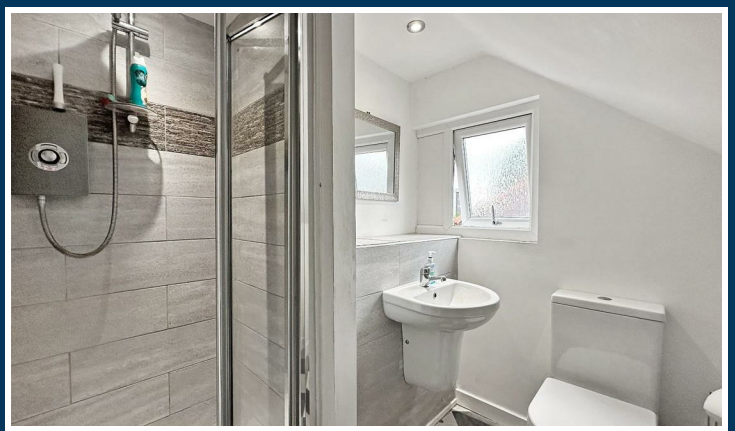
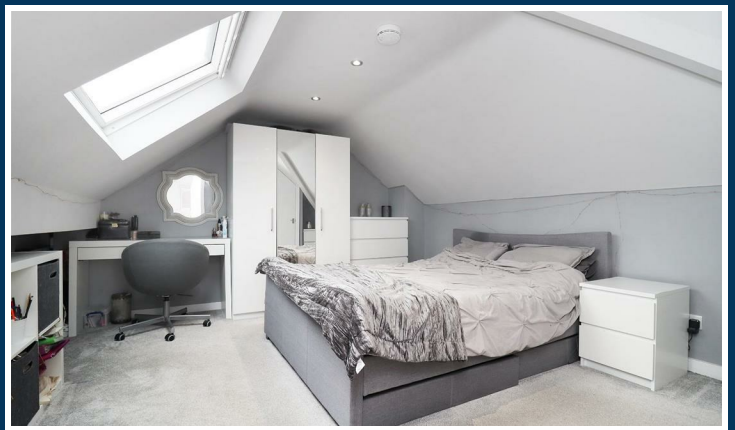
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

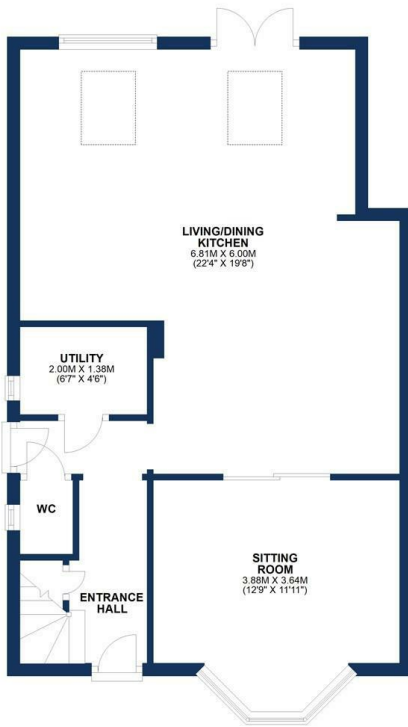
NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 55.8 SQ. METRES (601.1 SQ. FEET)



FIRST FLOOR
APPROX. 41.6 SQ. METRES (447.5 SQ. FEET)



TOTAL AREA: APPROX. 119.9 SQ. METRES (1290.4 SQ. FEET)
Floorplans For Illustrative Purposes Only

SECOND FLOOR
APPROX. 22.5 SQ. METRES (241.8 SQ. FEET)



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