



72 NAVIGATION ROAD | ALTRINCHAM

£475,000

A beautifully presented late Victorian end of terrace house within close proximity to the Metrolink station, Navigation Park and Altrincham town centre. The re-planned and refurbished accommodation briefly comprises recessed porch, entrance hall, sitting room with feature fireplace, spacious dining room, modern fitted kitchen with integrated appliances, shower room/WC, lower ground floor living room/bedroom, two double bedrooms and contemporary bathroom/WC with separate shower enclosure. Gas fired central heating and double glazing. Southerly facing landscaped rear gardens. Permit parking. Further potential subject to approval.

POSTCODE: WA14 1NF

DESCRIPTION

Navigation Road forms part of a popular residential locality containing terraced houses mainly of similar age and varying design all of which combines to create an attractive setting. Approximately ¼ mile distance is the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of small independent retailers and informal dining options. The Metrolink provides a commuter service into Manchester with the nearest station being Navigation Road and local recreational facilities are available 100 yards to the east. The property also lies within the catchment area of highly regarded primary and secondary schools.

This late Victorian end of terrace house stands in a slightly elevated position set back beyond a delightful courtyard garden. The accommodation is beautifully presented and tastefully decorated throughout and provides generously proportioned living space. The interior incorporates features of the period including tall ceilings, stunning fireplaces and sash windows, complemented by modern fittings such as double glazing and gas fired central heating. Virgin Media has also been installed providing a subscription service to fibre broadband and television packages.

Approached beyond a recessed porch with attractive brick archway and panelled front door the entrance hall leads onto a re-planned through reception room. To the front there is an elegant sitting area with the focal point of an impressive period style fireplace surround with decorative tiled insert and hearth. Bi-folding doors open onto a spacious dining area with views toward the landscaped rear gardens and the modern fitted kitchen benefits from a range of integrated appliances. Completing the ground floor is a superbly appointed shower room/WC with white suite and chrome fittings.

At lower ground floor level the original cellar room has been converted to create additional living space which may be used as a third bedroom and is currently used as cinema room with provision for an overhead projector.

To the first floor there are two excellent double bedrooms served by a sumptuous bathroom/WC complete with contemporary free standing bath and separate shower enclosure further enhanced by brushed nickel fittings. In addition there is further potential to convert the loft space, subject to obtaining the relevant approval.

The landscaped rear gardens are certainly a feature with stone paved terrace which is ideal for entertaining during the summer months and gardens laid mainly to lawn surrounded by well stocked border and walled/fenced perimeter. Importantly, with a southerly aspect to enjoy the sunshine throughout the day.

ACCOMODATION

GROUND FLOOR

RECESSED PORCH

Brick archway. Opaque glazed/panelled hardwood front door and transom light.

ENTRANCE HALL

Staircase to the first floor. Coved cornice and corbels. Radiator.

SITTING ROOM

14'1" x 11'11" (4.29m x 3.63m)

Period style fireplace surround with decorative cast iron fire, tiled insert and hearth. Timber framed double glazed bay window. Two wall light points. Ceiling rose. Coved cornice. Radiator. Bi-folding doors to:

DINING ROOM

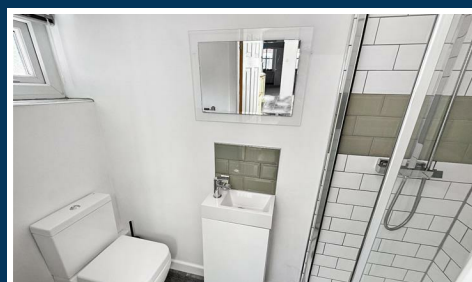
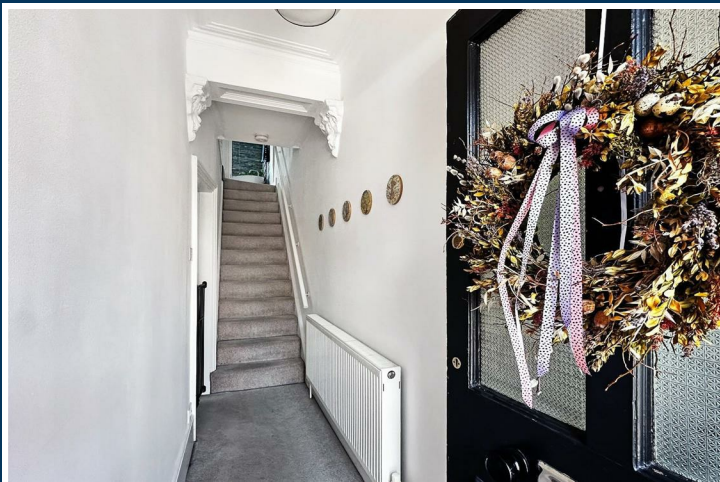
14'8" x 12'3" (4.47m x 3.73m)

Timber framed double glazed window to the rear. Two wall light points. Radiator.

KITCHEN

21'4" x 8' (6.50m x 2.44m)

Fitted with a comprehensive range of matching wall and base units beneath wood effect heat resistant work surfaces and inset 1 ½ bowl ceramic drainer sink with professional style mixture tap and tiled splash-back. Recess for a range cooker with wide stainless steel chimney cooker hood above. Plumbed recess for an American style fridge/freezer. Integrated dishwasher, automatic washing machine and tumble dryer. Stained glass/panelled door to the rear courtyard. Two PVCu double glazed windows to the side. Timber framed window to the side. Two velux windows. Tiled floor. Two traditional style vertical radiators.



SHOWER ROOM/WC

7'3" x 3' (2.21m x 0.91m)

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Opaque PVCu double glazed window to the side. Tiled floor. Extractor fan. Chrome heated towel rail.

LOWER GROUND FLOOR

LIVING ROOM/BEDROOM THREE

14'9" x 13' (4.50m x 3.96m)

Provision for a ceiling mounted projector. Concealed wall mounted gas central heating boiler. PVCu double glazed window to the front. Recessed LED lighting. Radiator.

FIRST FLOOR

LANDING

Spindle balustrade. Access to the boarded loft space via a retractable ladder.

BEDROOM ONE

15'8" x 11'5" (4.78m x 3.48m)

Period style decorative fireplace. Two timber framed double glazed sash windows to the front. Radiator.

BEDROOM TWO

13'2" x 9'5" (4.01m x 2.87m)

Period style decorative fireplace. Timber framed double glazed sash window to the rear. Radiator.

BATHROOM/WC

9'5" x 7'10" (2.87m x 2.39m)

Fitted with a white/brushed nickel suite comprising freestanding bath with floor mounted mixer/shower tap, vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic rain shower plus handheld attachment. Matching wall mounted cabinet. Opaque timber framed double glazed sash window to the rear. Luxury vinyl wood effect flooring. Tiled walls. Recessed LED lighting. Extractor fan. Matt black heated towel rail.

OUTSIDE

Permit parking is available the support of Trafford Council.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

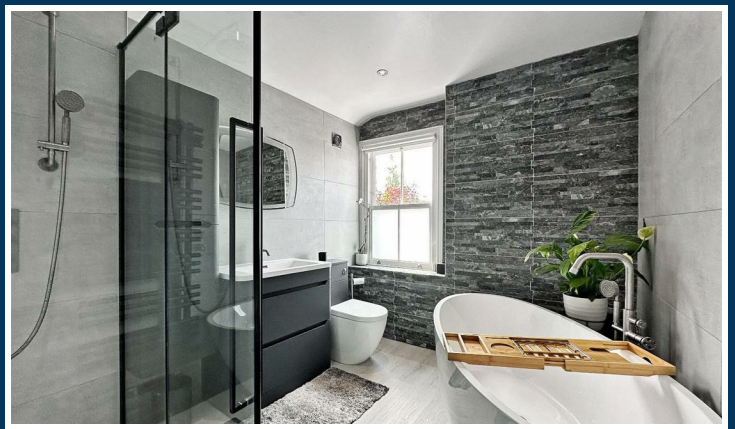
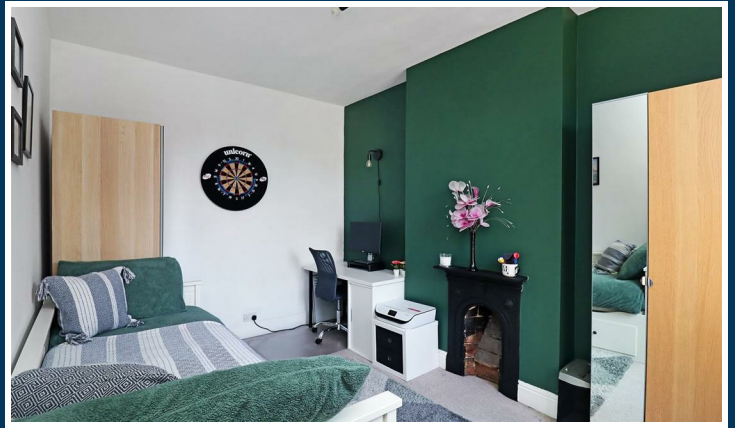
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

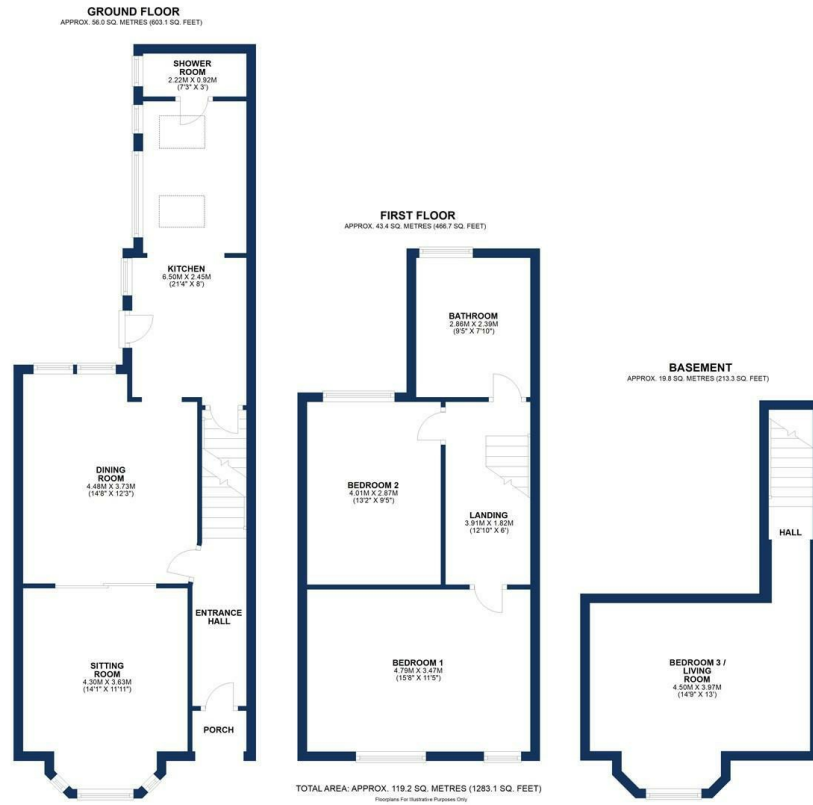
Band C

NOTE

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



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