



Tweed Close, Altrincham, WA14
Offers In Excess Of £400,000



Property Features

- Well Presented Three Bedroom Semi-Detached Property
- Quiet Cul-de-Sac Location
- Adjacent to John Leigh Park
- Off-Road Parking and a Detached Garage
- Double Glazed Throughout
- Ideal Family Home
- Sought-after Location
- Fifteen Minutes Walk to Altrincham Town Centre
- In Catchment for Trafford's Outstanding Schools
- Chain Free Sale

Full Description

Well-presented three-bedroom semi-detached home, ideally situated in a quiet cul-de-sac location adjacent to John Leigh Park. Offering off-road parking and a detached garage, this attractive property has been lovingly maintained by one diligent owner since new, who has kept the home in immaculate condition throughout.

The accommodation comprises a separate living room, a spacious kitchen diner, three well-proportioned bedrooms, and a modern family bathroom, making it an ideal family home.

Further benefits include double glazing throughout, a chain-free sale, and a highly sought-after location just a 15-minute walk from Altrincham Town Centre. The property also falls within the catchment area for Trafford's outstanding schools and enjoys excellent transport links, providing convenient access to surrounding areas and beyond.

Combining a peaceful setting with superb amenities and beautifully maintained accommodation, this is a fantastic opportunity to acquire a wonderful family home in one of Altrincham's most desirable locations.



LIVING ROOM

14' 11" x 12' 0" (4.55m x 3.66m)

The spacious living room is located at the front of the property and benefits from a large uPVC double-glazed window to the front aspect, fitted with a Venetian blind and curtains. Additional features include carpeted flooring, a double-panel radiator, a pendant light fitting, and a gas fire with a decorative surround and hearth. There is also access to an under-stairs storage cupboard.



KITCHEN/DINER

15' 2" x 9' 0" (4.64m x 2.76m)

The kitchen/diner is positioned at the rear of the property, enjoying pleasant views over the rear garden through a uPVC double-glazed window fitted with a vertical blind, together with uPVC sliding patio doors fitted with matching vertical blinds, providing direct access to the outside space.

The kitchen is fitted with a range of matching base and eye-level units, complemented by work surfaces incorporating a freestanding oven with gas hob and extractor hood above. Additional features include space and plumbing for a dishwasher, under-counter space for a fridge and freezer, a single-panel radiator, two pendant light fittings, and carpeted flooring throughout.

Offering ample space to accommodate a four-seater dining table, this versatile room provides an ideal setting for everyday family life.



BEDROOM ONE

13' 11" x 10' 1" (4.25m x 3.09m)

Bedroom One is located at the front of the property and benefits from a front-aspect uPVC double-glazed window, complete with Venetian blinds and curtains. Additional features include carpeted flooring, a pendant light fitting, a single-panel radiator, and an excellent range of built-in wardrobes with over-bed storage, providing practical and convenient storage solutions while maximising the available space.



BEDROOM TWO

10' 1" x 8' 7" (3.09m x 2.63m)

Bedroom Two is another well-proportioned double bedroom, positioned at the rear of the property and enjoying pleasant views over the rear garden through a rear-aspect uPVC double-glazed window, fitted with Venetian blinds and curtains. Further features include carpeted flooring, a pendant light fitting, a single-panel radiator, and a range of fitted bedroom furniture, including built-in wardrobes and a matching chest of drawers, providing excellent storage and functionality.



BEDROOM THREE

9' 10" x 6' 0" (3.01m x 1.84m)

Bedroom Three is situated at the front of the property and is a well-proportioned single room, ideal for use as a children's bedroom, nursery, dressing room, or home office. The room benefits from a front-aspect uPVC double-glazed window fitted with a Venetian blind. Additional features include carpeted flooring, a pendant light fitting, a single-panel radiator, and a useful airing cupboard, providing additional storage space.



BATHROOM

5' 10" x 5' 9" (1.78m x 1.77m)

The family bathroom is fitted with a pedestal hand wash basin, low-level WC, and a glazed shower cubicle with a thermostatic shower system. Additional features include a rear-aspect uPVC frosted double-glazed window fitted with a Roman blind, carpeted flooring, tiled walls, and a ceiling-mounted light fitting.



GARAGE

16' 4" x 8' 6" (5.00m x 2.60m)

The large, detached, brick garage complete with apex roof provides a versatile space and is currently utilised for storage and utility purposes. Benefiting from power, lighting, and plumbing for a washing machine and tumble dryer, it offers excellent practicality for everyday family living. Additional features include an up-and-over garage door, a rear-aspect window providing natural light and overlooking an additional sunny patio area, a fitted worktop with storage cupboards beneath and upper-wall storage cupboards.



EXTERNAL

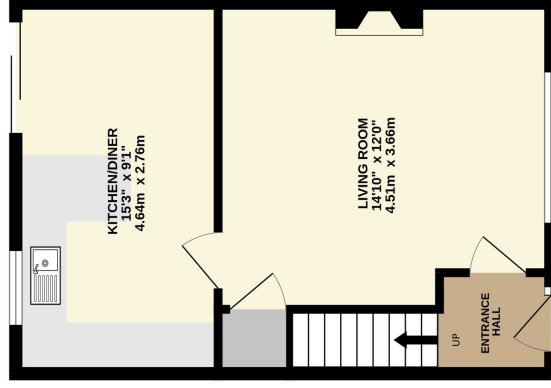
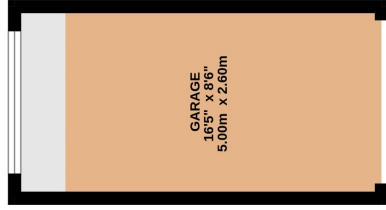
To the front of the property, a paved driveway provides off-road parking and extends through attractive cast-iron gates to the detached garage and rear garden. Adjacent to the driveway is a well-maintained lawned garden, enhancing the property's kerb appeal and creating an attractive first impression.



The private rear garden is fully enclosed by timber panel fencing, providing a safe and secluded outdoor space. Immediately adjoining the property is a paved patio area, ideal for outdoor dining and entertaining. Beyond this lies a generous lawn, bordered and divided by attractive stone planters. The garden is further enhanced by a variety of mature trees, shrubs, bushes, and flowering plants, creating a colourful and established setting.



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner has advised that the house was constructed in 1985.
- 2. When did the current owners purchase this house?**
The property has been in the vendors' family since new in 1985 and has been diligently maintained to a high standard throughout that time.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours on both sides are pleasant owner-occupiers, one of whom is a couple and the other a family.
- 4. Is this property sold freehold or leasehold?** The owners have advised that the property is sold leasehold, with 959 years remaining on the lease. There is an annual ground rent of £60. The freeholder is Grays Inn Ltd, and the property is managed by Simarc. Your legal advisor will be able to confirm these details.
- 5. What is the internet speed like in this location?** Full-fibre broadband is available in this location.
- 6. Which are the current owners' favourite aspects of this property?** The current owners particularly love the property's exceptional location. Situated within a quiet cul-de-sac with a low crime rate, it offers a peaceful and safe environment that has made it an ideal place to raise a family. The property is within close proximity to Trafford's outstanding schools, excellent transport links, and the highly sought-after John Leigh Park, providing the perfect balance of convenience and outdoor space. Having been in the same ownership since new, the property has been lovingly maintained and exceptionally well cared for over the years. The owners have especially appreciated the detached garage, which provides valuable additional storage and versatility, along with the private rear garden and patio area, offering a wonderful space to relax, entertain, and enjoy time with family and friends.
- 7. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners have advised that both the boiler and electrics have been serviced within the last 12 months.
- 8. How much is the council tax at this property?** The property is in Trafford Council Tax Band C, which is currently £2,035.34 per annum.
- 9. Is there access to the loft space, and has it been boarded for storage?** Yes, there is a loft hatch located on the first-floor landing; however, the loft has not been boarded.
- 10. Is there any onward purchase associated with this sale?** No, the property is being sold chain-free and could therefore proceed as quickly as a buyer is able to complete their due diligence.
- 11. What is included in the sale?** All blinds, curtains, light fittings, and the freestanding cooker are included in the sale. The vendors are also willing to sell recently purchased, high specification appliances, that includes : dishwasher, the under-counter fridge, washing machine and tumble dryer. They would also be willing to sell the recently purchased double bed in Bedroom One.