



Lansdowne Road, Altrincham, WA14

Asking Price of £435,000



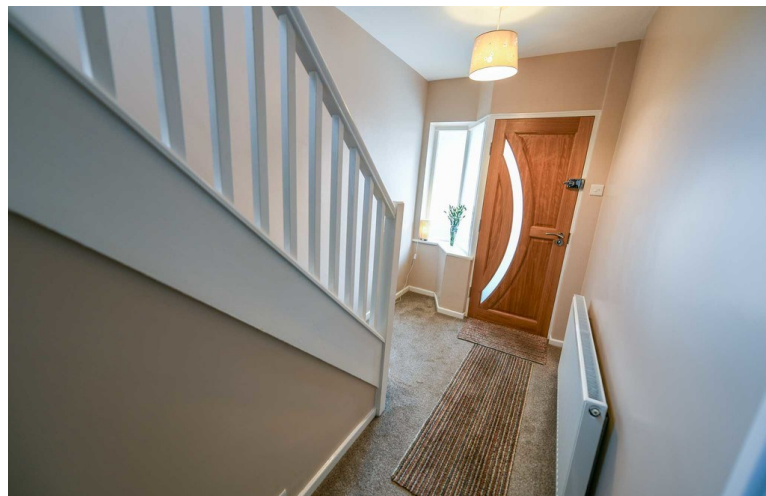
Property Features

- Well Presented Three Bedroom Semi-Detached Property
- Modern Fitted Bathroom and Kitchen
- South Facing Rear Garden
- Off-Road Parking for Four Vehicles
- Double Glazed Throughout
- Highly Sought-After Location
- Short Walk to John Leigh Park
- Catchment Area for Trafford Schools
- Short Walk to Amenities Offered in Altrincham
- Ten Minutes Walk to Metro Link Station

Full Description

Located in a highly sought-after location, this well-presented three-bedroom, semi-detached property features an open-plan kitchen/diner, a separate lounge, three spacious bedrooms, a modern family bathroom, a private front garden with off-road parking for four vehicles, a separate garage, and a private south-facing rear garden.

This property is just a short walk from the picturesque John Leigh Park, and a ten-minute walk to Navigation Road Metrolink station, the retail park, and the amenities in the town centre of Altrincham.



LIVING ROOM

16' 11" x 10' 8" (5.17m x 3.27m)

The living room is accessed via the entrance hall and is enhanced by a large uPVC double-glazed bay window to the front aspect, allowing an abundance of natural light. The space features a gas fireplace with an attractive decorative hearth and surround, creating a warm focal point. Additional benefits include carpeted flooring, a ceiling-mounted light fitting, and a television point.

Double wooden-panel doors lead seamlessly through to the kitchen/diner, enhancing the sense of space and providing a flexible open-plan layout ideal for both everyday living and entertaining.

KITCHEN/DINER

12' 4" x 8' 9" (3.76m x 2.67m)

The modern kitchen/diner is accessed from the living room and enjoys direct access to the south-facing rear garden via uPVC sliding doors, creating an ideal space for indoor-outdoor living. A large uPVC double-glazed window to the rear further enhances the room, flooding it with natural light.

The space features practical vinyl flooring, a pendant light fitting, and additional strip lighting over the kitchen area. The kitchen itself is fitted with a range of stylish white matching base and eye-level units, complemented by partly tiled walls. Integrated appliances include an oven and a four-ring gas hob with extractor hood over, along with a recessed one-and-a-half bowl sink. There is also space for an American-style fridge/freezer and a washing machine.



MASTER BEDROOM

14' 9" x 11' 5" (4.51m x 3.50m)

The master bedroom, located at the front of the property, benefits from a uPVC double-glazed bay window to the front aspect, which floods the space with natural light. The room features built-in wardrobes, built-in over-bed storage cabinets, carpeted flooring, a pendant light fitting, and a single panel radiator.



BEDROOM TWO

11' 4" x 9' 2" (3.46m x 2.80m)

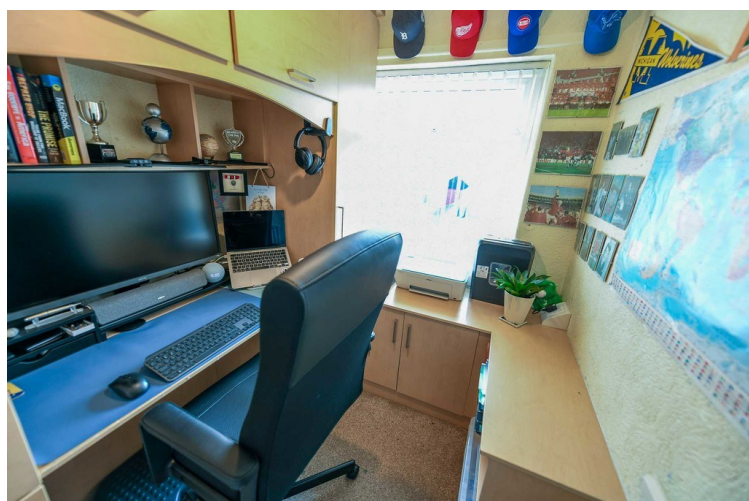
Bedroom two is a double bedroom, located to the rear of the property. The room features a rear aspect uPVC double-glazed window, with views over the rear garden, built-in wardrobes and over-bed storage, carpeted flooring, a single-panel radiator, and ceiling-mounted multi-directional spotlights.



BEDROOM THREE

7' 2" x 5' 6" (2.2m x 1.70m)

The third bedroom is a single bedroom, located at the front of the property. The room features a front aspect uPVC double-glazed window, carpeted flooring, a built-in desk and storage cabinets, a single panel radiator, and a pendant light fitting.



BATHROOM

8' 6" x 7' 3" (2.6m x 2.21m)

The modern family bathroom is well-appointed, featuring a stylish vanity unit with an integrated hand wash basin and low-level WC, alongside a spacious shower cubicle fitted with a chrome thermostatic shower system. The room is finished with part-tiled walls, a single panel radiator, and a wall-mounted chrome heated towel rail. Two uPVC double-glazed frosted windows, fitted with roller blinds, provide natural light while maintaining privacy. Additional features include vinyl flooring and recessed spot lighting.



EXTERNAL

The property is accessed via Lansdowne Road and benefits from a paved front garden, providing ample off-street parking for up to four vehicles. The frontage is enclosed by a brick wall with cast iron railings, with timber fencing to either side. Additional features include a raised brick planter, while a side return offers access to the garage and rear garden.

The generous south-facing rear garden features a paved patio area adjacent to the house, leading onto a large laid-to-lawn area bordered by well-stocked flower beds and mature hedging. The garden is enclosed on three sides by timber fence panels, offering a good degree of privacy. There is also CCTV to the front, rear and side of the property.



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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 vendors have advised that the property was built in circa 1960.
- 2. When did the current owners purchase the property?** The current owners have owned the house for 22 years.
- 3. Who lives in the neighbouring properties?** The owners have advised that the neighbours comprise pleasant owner-occupiers on both sides.
- 4. Is the property freehold or leasehold?** The owners have advised that the property is freehold. Your legal advisor will be able to confirm this.
- 5. What is the internet speed like in this location?** Full fibre to the property is available in this location.
- 6. What are the current owners' favourite aspects of the property?** The current owners have highlighted the south-facing rear garden, the off-road parking for four vehicles, and the property's convenient location as particular favourites.
- 7. Has the boiler been serviced recently?** The boiler is circa 11 years old and has been serviced annually.
- 8. What is the council tax for the property?** The property falls under Trafford Council and is in Band C, currently £2,035.34 per annum.
- 9. Is there access to the loft, and is it boarded?** Yes, there is a loft hatch on the first-floor landing. The loft is boarded for storage and includes a pull-down ladder.
- 10. What is included with this sale?** The vendors have advised that all light fittings, curtains, blinds, and fitted furniture are included. All integrated white goods are included, but the free-standing American fridge/freezer and washing machine are currently excluded.