



Bemrose Avenue, Altrincham, WA14

Asking Price of £400,000



Property Features

- Beautifully Presented Two Bedroom Period Mid-Terraced Home
- Modern Fitted Bathroom and Kitchen
- Private Rear Patio Garden
- Original Period Features Throughout
- Short Walk to John Leigh Park
- On Street Residents Permit Parking
- Highly Sought-after Location
- Ten Minutes Walk to Metro Link Station
- Catchment Area for Trafford Schools
- Short Walk to Amenities Offered in Altrincham



Full Description

Beautifully presented throughout, this charming two double bedroom period mid-terraced home is set within the sought-after Linotype development, just a short walk from the heart of Altrincham Town Centre.

Offering a blend of character and practicality, the property features two generous reception rooms, a separate fitted kitchen, a useful utility area, and a contemporary ground-floor shower room. To the rear is a private enclosed patio garden.

Located in a highly sought-after location, with John Leigh Park just a two-minute walk away, and Navigation Road Metrolink Station and Altrincham Town Centre are also within easy walking distance.



LIVING ROOM

15' 1" x 13' 6" (4.60m x 4.12m)

Located at the front of the property, the spacious living room benefits from a uPVC double-glazed front aspect window fitted with Venetian blinds, allowing plenty of natural light. The room features a period fireplace with a surround and hearth, engineered wood flooring, a double-panel radiator, a central pendant light fitting, and two wall-mounted uplighters.



DINING ROOM

12' 1" x 8' 10" (3.70m x 2.71m)

Accessed from the living room, the dining room benefits from uPVC French doors opening onto the rear patio garden. The room provides access to the kitchen via an open doorway, two useful storage cupboards, and the first-floor accommodation via a carpeted staircase. Additional features include engineered wood flooring, a central pendant light fitting, and a double-panel radiator.



KITCHEN

8' 0" x 7' 0" (2.46m x 2.14m)

Located to the rear of the property, the kitchen is a bright space, benefiting from a side-aspect uPVC double-glazed window. It is fitted with a range of matching base and wall-mounted units, complemented by wooden worktops and a recessed stainless steel sink. There is space for a freestanding cooker with a stainless steel extractor hood above, as well as space for an under-counter fridge. The kitchen is finished with tiled flooring, part metro-tiled walls, recessed spotlights, and a double-panel radiator.



Beyond the kitchen is a useful utility area, which houses the boiler and provides space and plumbing for a washing machine. From here, there is access to the rear garden via a uPVC door with a frosted glass insert, as well as to the ground-floor shower room.



SHOWER ROOM

6' 8" x 5' 9" (2.04m x 1.76m)

The practical and convenient ground-floor shower room is located to the rear of the property and is fitted with a walk-in shower featuring a glazed screen, a low-level WC, and a wall-mounted hand wash basin. The room is finished with fully tiled walls, tiled flooring, a heated towel rail, recessed spotlights, and a side-aspect uPVC double-glazed frosted window.



BEDROOM ONE

15' 1" x 13' 8" (4.60m x 4.18m)

Bedroom One is located on the first floor at the front of the property and benefits from two front-aspect uPVC double-glazed windows fitted with Roman blinds. Additional features include carpeted flooring, a central pendant light fitting, two single-panel radiators, and a period fireplace.



BEDROOM TWO

9' 9" x 9' 4" (2.98m x 2.87m)

Bedroom Two is a generous double room, that is located on the first floor at the rear of the property and benefits from a rear-aspect uPVC double-glazed window fitted with a Roman blind. Additional features include carpeted flooring, a central pendant light fitting, and a single-panel radiator.



BATHROOM

6' 0" x 4' 11" (1.84m x 1.51m)

The family bathroom is equipped with a freestanding roll-top bath, fitted with a chrome mixer tap and shower attachment, a pedestal hand wash basin, and a low-level WC. The room is finished with tiled flooring, part-tiled walls, a heated towel rail, an extractor fan, and a rear-aspect uPVC double-glazed frosted window.



EXTERNAL

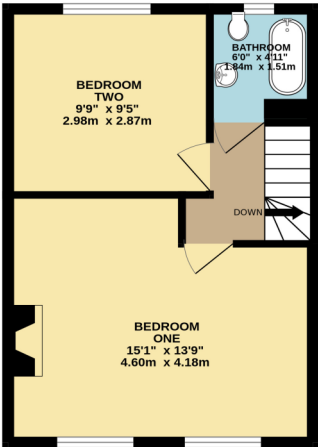
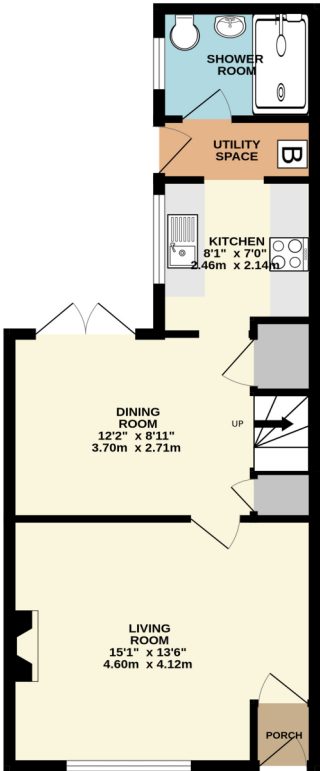
The front of the property is approached via a paved pathway leading to the entrance door. Beneath the front window is a well-established front garden, enclosed by a low-level brick wall and planted with a variety of mature shrubs, trees, and hedging.

To the rear, the property enjoys a private, courtyard-style garden, which is fully paved for ease of maintenance and enclosed by timber panel fencing.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq. ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
55-68	D	67 D	76 C
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. When was this property built?** The owner advised that this house was constructed in the early 1900's.
- 2. When did the current owners purchase this house?** The current owners purchased this house in 2010.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers.
- 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. Which are the current owners' favourite aspects of this property?** The current owners have advised that their favourite aspects of the property include its excellent location, with proximity to John Leigh Park and the outstanding local schools. They also particularly enjoy the quiet road, the strong sense of community, and the bright, airy feel of the property, which they feel is ideal for a couple.
- 7. Have the owners had the boiler inspected recently?** Yes, the current owners have had the boiler serviced annually, last serviced in November 2025.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is a 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?** There is a loft hatch in the first-floor landing, which could be converted for storage.