



****Ready to pick up your bags and move straight into this spacious bay fronted, three bedroom period end of terrace home with an abundance of space positioned within the popular Linotype Conservation Area ****This fantastic home has plenty on offer and is arranged over three floors with usable cellars, the full length and width of the property, lounge and dining room separated by double doors, a fully fitted kitchen, three great sized bedrooms, a large three piece bathroom, loft room with plenty of eaves storage and a well maintained sunny and private rear garden with patio area. The property is gas central heated and double glazed throughout. Parking is on street permit parking. The property is located within walking distance to John Leigh Park, Dunham Massey, Altrincham town centre, PLUS within close proximity to excellent transport links and excellent schooling. Viewings are by appointment only and are to be arranged by contacting the office.



Entrance Hallway

Solid oak door with transom window above to the front, wooden floor, two ceiling light points, wall mounted radiator, plug points and carpeted stairs to the first floor.

Lounge

Double glazed box bay window to the front, ceiling light point with ceiling rose, ceiling coving, hardwood flooring, wall mounted radiator, television point, plug points and Victorian style gas fire place with slate hearth, mantel surround and decorative cheek tiles. Double doors into the dining room.

Dining Room

Hardwood flooring, double glazed window to the rear, ceiling light point, plug points and access into the kitchen and door to the cellar.

Kitchen

Fitted with a range of wooden style cupboards and contrasting Apollo Slab Tech counter top and matching upstands. Integrated dishwasher, Smeg electric oven, Smeg four ring gas hob with over head extractor, sunken Belfast sink with mixer tap and drainage grooves within the counter top. Vinyl flooring, double glazed window to the side, double glazed door to the rear, two ceiling light points and plug points.

Cellars

Two chamber cellar the full width and length of the property currently used for storage and utilities with plumbing, power and lighting.

First Floor Landing

Carpeted stairs and landing, ceiling light point, plug point and fixed wooden ladder to the loft.

Bedroom One

Carpeted flooring, double glazed window to the front, ceiling light point, wall mounted radiator and plug points.

Bedroom Two

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Bedroom Three

Carpeted flooring, double glazed window to the rear, ceiling light point, wall mounted radiator and plug points.

Bathroom

Three piece bathroom suite comprising of a bath with shower over, handwash basin and pedestal W.C. Tiled walls, vinyl flooring, double glazed window to the side, ceiling spot lights and wall mounted column towel radiator.

Loft

Carpeted flooring, Velux window, ceiling spot lights, plug points and eaves storage.

Outside

To the front of the property there is a low maintenance courtyard sat behind a brick wall with mature hedges and iron gate. To the rear there is a spacious and sunny rear garden with an Indian stone patio, large lawn, mature hedges and cherry blossom tree. On street parking is permit parking that can be applied for online.

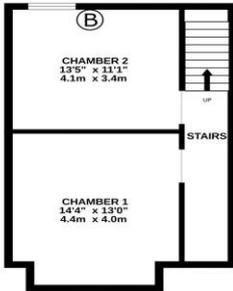




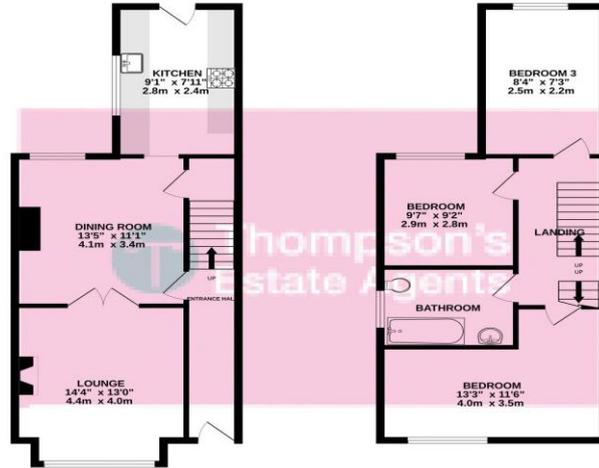
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Weldon Road
Altrincham WA14 4EH

BASEMENT LEVEL



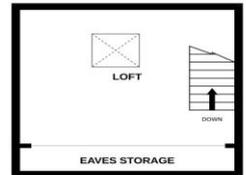
GROUND FLOOR



1ST FLOOR



3RD FLOOR



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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Energy performance certificate (EPC)

| | | |
|--|---------------|--|
| 48 Weldon Road ALTRINCHAM WA14 4EH | Energy rating | Valid until: 8 March 2036 |
| | D | Certificate number: 9900-5888-0622-0502-3763 |

| | |
|------------------|---------------------|
| Property type | Semi-detached house |
| Total floor area | 103 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |