IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

## 28 OLDFIELD ROAD | ALTRINCHAM

### OFFERS OVER £425,000

***NO ONWARD CHAIN*** A superbly proportioned Period end terraced family home in an ideal location, well maintained but an exciting opportunity to remodel to individual taste. The accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room, breakfast kitchen, cellars, three bedrooms and bathroom/WC. Courtyard garden to the front and paved courtyard to the rear with a lawned garden beyond. External store and WC. Ideally positioned close to Altrincham Town Centre and viewing is highly recommended.

## POSTCODE: WA14 4EF

## DESCRIPTION

This period end terraced family home has been well maintained over the years and represents an exciting opportunity to remodel to individual taste.

The accommodation is typical of the era with plenty of the original character and charm still evident. Towards the front of the property a separate sitting room benefits from a focal point of a living flame gas fire. Towards the rear is a separate dining room with gas fire and window overlooking the rear courtyard garden. The ground floor accommodation is completed by the breakfast kitchen fitted with a comprehensive range of lightwood units and with door to the side. From the kitchen there is also access to the cellars providing a main chamber with adjacent hallway storage area. The cellars are ripe for conversion subject to the relevant permissions being obtained.

To the first floor there are three bedrooms serviced by the family bathroom/WC fitted.

Externally to the front of the property gated access leads onto the courtyard garden whilst to the rear and accessed via kitchen the gardens incorporate a paved courtyard area with gardens beyond. There is also access to an external store and WC.

The location is ideal being within easy reach of Altrincham town centre and with John Leigh park on the doorstep and also lying in the catchment area of highly regarded primary and secondary schools.

A deceptively spacious home where viewing is essential to appreciate the accommodation on offer.

## ACCOMMODATION

## GROUND FLOOR

## RECESSED PORCH

## ENTRANCE HALL

Glass panelled front door. Radiator. Telephone point. Stairs to first floor.

## SITTING ROOM

13'10" x 11'6" (4.22m x 3.51m)

PVCu double glazed window to the front. Living flame gas fire with marble effect insert and hearth. Cornice. Radiator. Television aerial point.

## DINING ROOM

14'0" x 11'10" (4.27m x 3.61m)

PVCu double glazed window to the rear. Gas fire. Cornice. Radiator.

## BREAKFAST KITCHEN

15'8" x 8'4" (4.78m x 2.54m)

Fitted with a comprehensive range of lightwood wall and base units with work surfaces over incorporating 1½ bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Breakfast bar. Radiator. Tiled splashback. Two PVCu double glazed windows to the side and door to the rear courtyard.

## CELLARS

## MAIN CHAMBER
14'0" x 11'7" (4.27m x 3.53m)
Window to the front. Light and power. Storage within the hallway. Ripe for conversion subject to any relevant permissions being obtained.

## FIRST FLOOR

## LANDING
Cornice. Loft access hatch.

## BEDROOM ONE
15'2" x 12'0" (4.62m x 3.66m)
Two PVCu double glazed windows to the front. Radiator. Cornice.

## BEDROOM TWO
13'11" x 9'5" (4.24m x 2.87m)
PVCu double glazed window to the rear. Cornice. Radiator.

## BEDROOM THREE
9'9" x 8'6" (2.97m x 2.59m)
PVCu double glazed window to the rear. Radiator. Airing cupboard housing hot water cylinder.

## BATHROOM
5'7" x 5'4" (1.70m x 1.63m)
With a suite comprising bath with electric shower over, wash basin and WC. Opaque PVCu double glazed window to the side. Radiator. Tiled walls.

## OUTSIDE
To the front of the property gated access leads onto the courtyard garden whilst to the rear and accessed via kitchen the gardens incorporate a paved courtyard area with gardens beyond. There is also access to an external store and WC.

## POSSESSION
Vacant possession upon completion.

## SERVICES
All mains services are connected.

## COUNCIL TAX
Trafford Borough Council Band 'C'

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

## NOTE
These particulars are intended only as a general guide to prospective purchasers and do not constitute, nor constitute any part of, an offer or contract. They are prepared in good faith from information supplied by the seller and from observations made during inspection. Whilst every care has been taken in their preparation, neither the seller nor the agent gives any representation or warranty, express or implied, as to their accuracy or completeness. Nothing contained within these particulars shall be taken as a representation that the property is in good structural condition or that any services, appliances, equipment or facilities are in working order, all of which should be independently verified by the purchaser.

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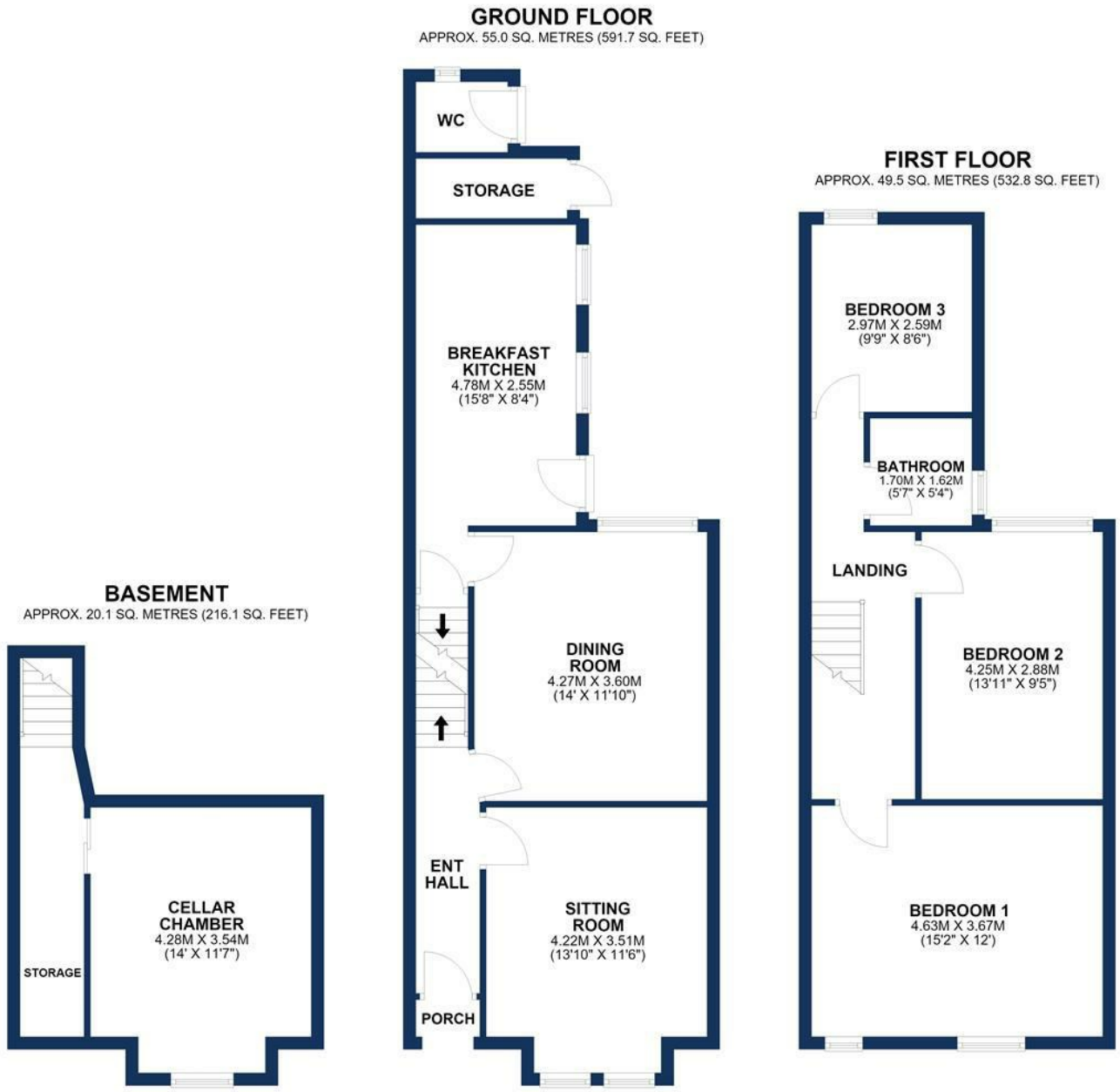


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