IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

40 GROSVENOR ROAD | ALTRINCHAM

£450,000

A well presented bay fronted period terraced house positioned adjacent to the town centre and with private westerly facing lawned rear gardens. Original charm and character. The superbly proportioned accommodation briefly comprises covered porch, entrance hall, sitting room with feature fireplace, dining room with built-in furniture, contemporary fitted kitchen with integrated appliances, two excellent double bedrooms, single bedroom and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Permit parking available. Paved rear terrace. Less than half a mile from Altrincham Market Hall and in close proximity to the Metrolink station.

POSTCODE: WA14 1LE

DESCRIPTION

Grosvenor Road forms part of a popular residential location containing period houses mainly of similar age and varying design all of which combines to create an attractive setting. Approximately a ¼ mile distance is the comprehensive shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, 500 yards to north lies Navigation Park with its variety of recreational facilities.

The accommodation benefits from gas fired central heating together with PVCu double glazing and retains much of the original character including decorative mouldings and panelled doors combined with tall ceilings and superbly proportioned rooms. Neighbouring properties have extended at ground floor level or converted the loft space and, therefore, there is also much further potential, subject to obtaining the relevant approval.

Approached beyond a covered porch, the entrance hall leads onto a spacious sitting room with the focal point of a natural wood fireplace surround, ornate tiled insert and living flame gas fire. In addition, a bay window creates an abundance of natural light and overlooks the colourful courtyard garden. Positioned toward the rear, a generous dining room features full height built-in cupboards and a wide opening leads into the adjacent fitted kitchen with contemporary high gloss units and a range of integrated appliances. Furthermore, a wood grain effect composite door provides access to the rear gardens.

At first floor level there are two double bedrooms, a single bedroom which is currently used as an office and may prove invaluable for those who choose to work from home and a modern bathroom/WC with white suite and chrome fittings.

Externally the paved terrace is ideal for entertaining during the summer months and there is a lawned garden beyond with mature borders, a walled perimeter and gated access to the rear. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Permit parking is in operation supported by Trafford Council.

ACCOMMODATION

GROUND FLOOR: COVERED PORCH

Panelled PVCu front door with opaque double glazed fan-light and matching transom light above. Tiled floor. External light point.

ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Cornice and corbels. Covered radiator.

SITTING ROOM

14'3" x 11'3" (4.34m x 3.43m)

Natural wood fireplace surround, decorative tiled insert and coal effect/living flame gas fire set upon a tiled hearth. PVCu double glazed angular bay window. Two wall light points. Cornice. Picture rail. Radiator.

DINING ROOM

12'11" x 11'10" (3.94m x 3.61m)

Built-in cupboards with shelving. Under-stair storage cupboard with shelving and space for hanging coats and jackets. PVCu double glazed window to the rear. Natural wood flooring. Coved cornice. Radiator. Wide opening to:

KITCHEN

13'3" x 8' (4.04m x 2.44m)

Fitted with a range of high gloss white wall and base units beneath granite effect heat resistant work-surfaces and inset 1½ bowl stainless drainer sink with mixer tap and tiled splash-back. Integrated appliances include a double electric oven/grill, four ring gas hob with stainless steel cooker hood above and dishwasher. Space for a fridge/freezer. Recess for an automatic washing machine. Wood grain effect composite door to rear gardens. PVCu double glazed window to the side and rear. Stone effect flooring. Coved cornice. Radiator.

FIRST FLOOR: LANDING
Access to the partially boarded loft space and wall mounted gas central heating boiler via a retractable ladder. Turned spindle balustrade. Recessed low-voltage lighting. Coved cornice.

BEDROOM ONE
15' x 12'1" (4.57m x 3.68m)
Fitted shelving to the chimney breast recess. Two PVCu double glazed windows to the front. Coved cornice. Radiator.

BEDROOM TWO
13'1" x 8'10" (3.99m x 2.69m)
Cast iron fireplace. PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM THREE
8' x 6'6" (2.44m x 1.98m)
PVCu double glazed window to the rear. Radiator.

BATHROOM/WC
6'5" x 5'4" (1.96m x 1.63m)
White/chrome suite comprising panelled bath with mixer tap plus electric shower and screen above, wall mounted vanity wash basin and low-level WC all set within tiled surrounds. Matching cabinet. Opaque PVCu double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE
Permit parking is available by application to Trafford Council.

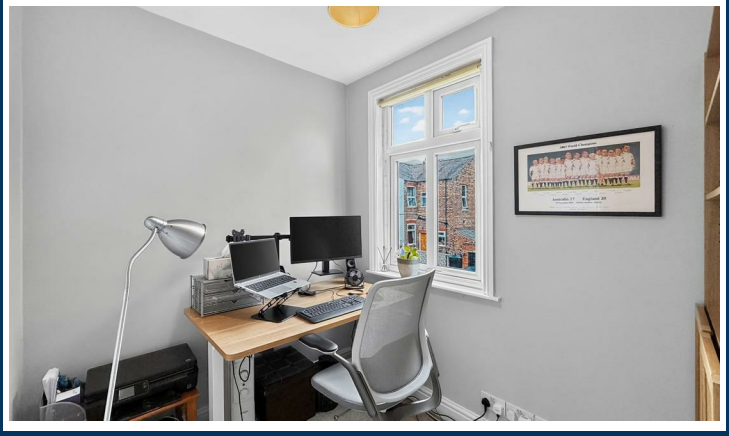
SERVICES
All mains services are connected.

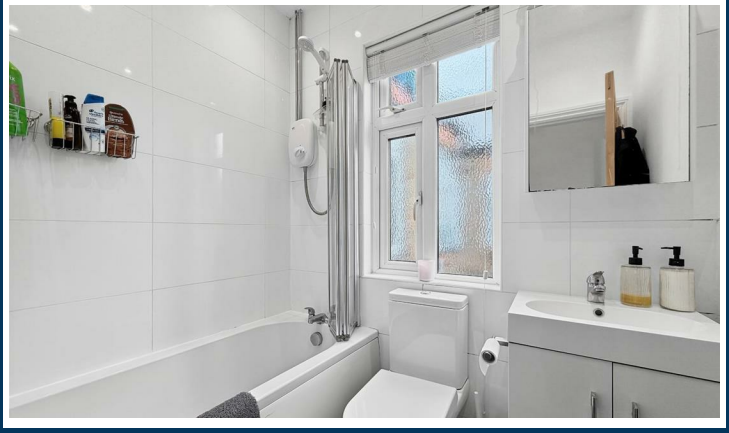
POSSESSION
Vacant possession upon completion.

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

COUNCIL TAX
Band C.

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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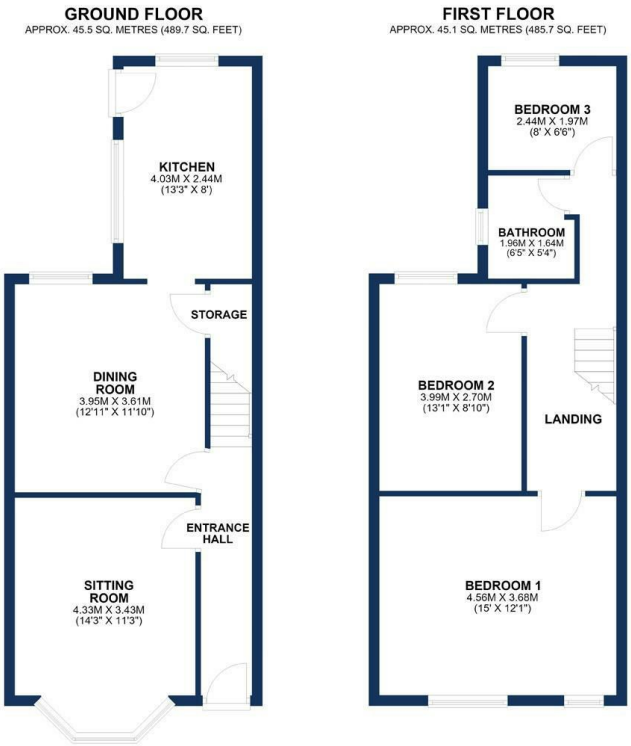

TOTAL AREA: APPROX. 90.6 SQ. METRES (975.4 SQ. FEET)

Floorplan for illustrative purposes only

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