IANMACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS

92 BRIDGEWATER ROAD | ALTRINCHAM

£385,000

A well presented end terraced family home positioned in a popular residential location close to Navigation Road recreational ground and with the Metrolink station nearby. The superbly proportioned accommodation briefly comprises entrance hallway, large sitting room with door leading onto the full width dining kitchen complete with moveable central island and with doors leading onto the attractive south facing rear garden. To the first floor there are three bedrooms and family bathroom/WC. Externally the gated driveway provides off road parking and there are further gates to the rear. To the rear the gardens incorporate a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. The property offers an excellent opportunity for any prospective purchaser to extend subject to the relevant permissions being obtained. Viewing is highly recommended.

POSTCODE: WA14 1LZ

DESCRIPTION

Bridgewater Road forms part of a popular residential location positioned just a short distance from the scenic waterways of the Bridgewater Canal with a walking/cycling route towards Manchester City Centre one way and Dunham Massey the other. The locality is highly favoured being a short distance from Navigation Road Metrolink station and lying within the catchment area of highly regarded primary and secondary schools. The property also benefits from being close by to Navigation Road recreational ground and is approximately 3/4 mile distant from the town centre of Altrincham with it highly popular market hall which contains a variety of independent retailers and informal dining options.

The accommodation is well proportioned throughout and a welcoming entrance hall provides access onto the sitting room at the front with a focal point of a recessed fireplace with a tiled hearth. Beyond the sitting room and running the full width of the property is an impressive dining kitchen with modern units plus central island which can be re-positioned and offers further storage and a breakfast bar. There is a range of integrated appliances and double doors lead onto the attractive south facing rear gardens.

To the first floor there are three bedrooms, the principle benefitting from fitted wardrobes and all are serviced by the family bathroom/WC fitted with a modern which suite with chrome fittings.

Externally the gated driveway provides off road parking and has an adjacent courtyard garden and there are further gates to the rear. To the rear the gardens incorporate a patio seating area accessed via the breakfast kitchen with delightful lawned gardens beyond with well stocked flowerbeds all benefitting from a southerly aspect to enjoy the sun all day.

Being an end terrace and having space to the side and rear the property is ripe for extension subject to any relevant permissions being obtained.

A superb family home with much further potential and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door. Radiator. Stairs to first floor. Picture rail.

SITTING ROOM

12'11" x 12'3" (3.94m x 3.73m)

With PVCu double glazed window to the front. Focal point of a recessed fireplace with tiled hearth. Picture rail. Radiator. Television aerial point.

DINING KITCHEN

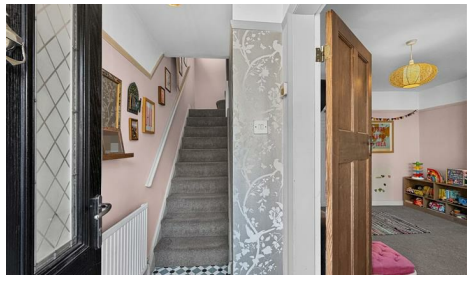
16'0" x 10'5" (4.88m x 3.18m)

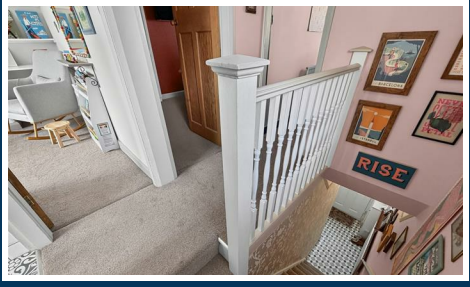
Fitted with a comprehensive range of recently installed base units with work surface over incorporating a Belfast style sink unit. Integrated oven/grill plus 4 ring induction hob. Integrated fridge freezer and dishwasher. Radiator. PVCu double glazed double doors provide access to the rear gardens. PVCu double glazed window to the side. Recessed low voltage lighting. Moveable central island with further storage and breakfast bar. Radiator. Access to under stairs storage cupboard with opaque PVCu double glazed window to the side and plumbing for washing machine.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.





BEDROOM 1
12'3" x 10'0" (3.73m x 3.05m)
PVCu double glazed window to the front with fitted plantation shutters. Fitted wardrobes. Radiator. Loft access hatch with pull down ladder to loft space.

BEDROOM 2
10'3" x 10'0" (3.12m x 3.05m)
With PVCu double glazed window to the rear. Tiled fireplace. Radiator.

BEDROOM 3
8'0" x 6'0" (2.44m x 1.83m)
PVCu double glazed window to the front. Radiator.

BATHROOM
7'3" x 5'11" (2.21m x 1.80m)
With a modern white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Airing cupboard housing Baxi combination gas central heating boiler (new fitted in June 2026). Heated towel rail. Recessed low voltage lighting. Tiled splashback. Extractor fan.

OUTSIDE
To the front of the property the gated drive provides off road parking and has an adjacent courtyard garden. There are further gates then to the rear gardens which incorporate a patio seating area accessed via the dining kitchen. Beyond the patio seating area are delightful lawned gardens with well stocked flowerbeds all of which benefit from a southerly aspect to enjoy the sun all day. External water feed.

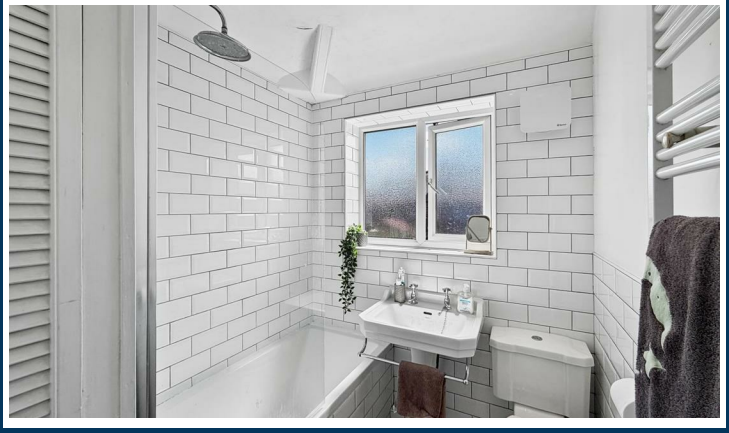
SERVICES
All main services are connected.

POSSESSION
Vacant possession upon completion.

COUNCIL TAX
Trafford Band "B"

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

NOTE
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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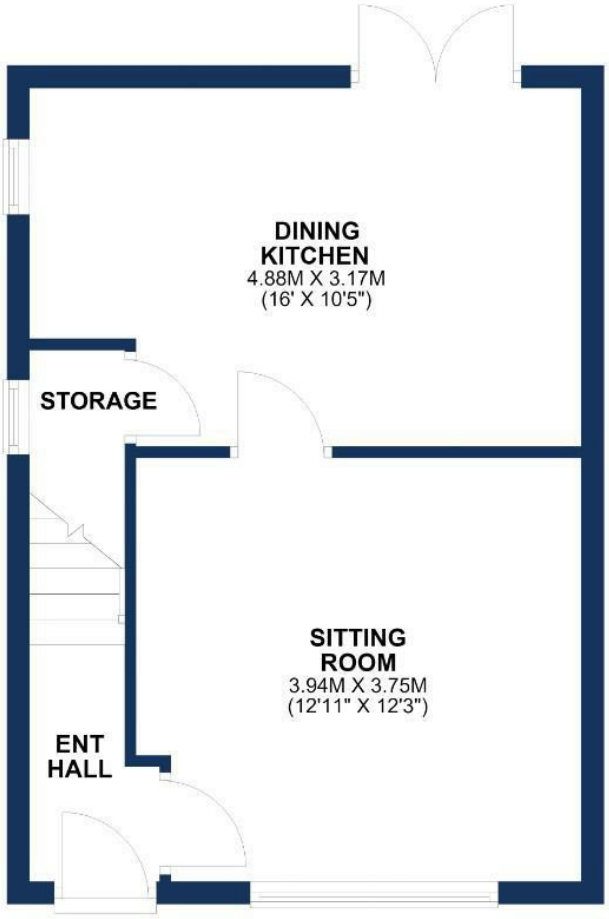
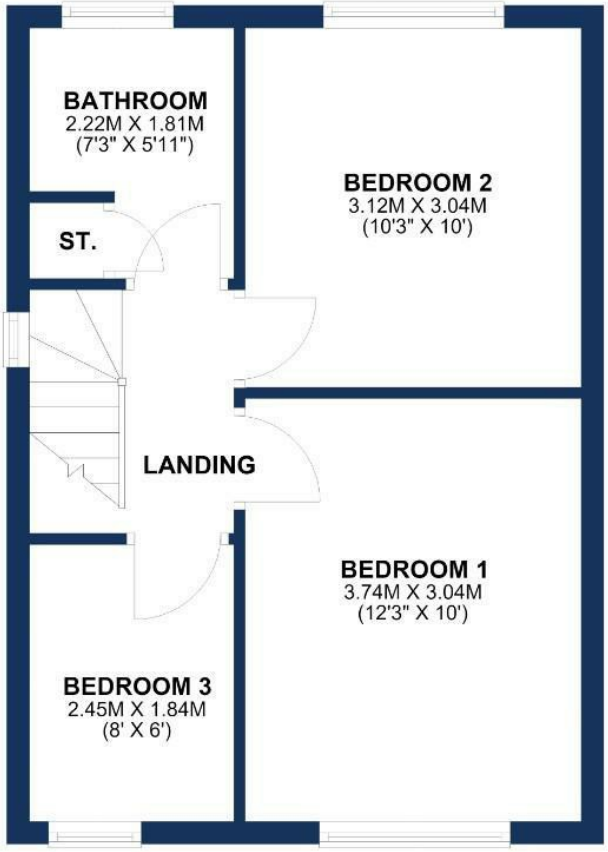
GROUND FLOOR
APPROX. 34.2 SQ. METRES (368.6 SQ. FEET)



FIRST FLOOR
APPROX. 34.2 SQ. METRES (368.6 SQ. FEET)



TOTAL AREA: APPROX. 68.5 SQ. METRES (737.2 SQ. FEET)

Floorplan for illustrative purposes only

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