



Alstone Drive, Altrincham, WA14  
Offers in Excess of £400,000



# Property Features

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- Four Bedroom Link Detached House
- Development Opportunity
- In Need of Modernisation
- Private Rear Garden
- Garage and Off-Road Parking
- Double Glazed Throughout
- Quiet Cul De Sac Location
- Sought-after Location
- In Catchment for Trafford Schools
- Chain Free Sale

## Full Description

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A four-bedroom linked-detached property offering an excellent development opportunity, with superb potential for modernisation, situated in a quiet cul-de-sac within a highly sought-after location. The well-proportioned accommodation comprises four bedrooms, a family bathroom, spacious living room, dining room, kitchen, utility room, conservatory, and an integral garage. Externally, the property benefits from front and rear gardens, together with off-road parking.

Ideally positioned close to local amenities, Trafford's outstanding schools and excellent transport links, this property offers the perfect opportunity for buyers looking to create a fantastic family home in a prime location.



## LIVING ROOM

**17' 10" x 12' 5" (5.46m x 3.79m)**

The living room is positioned at the front of the property and benefits from a front aspect uPVC double-glazed window, allowing for plenty of natural light. Additional features include a double-panel radiator, carpeted flooring, gas fireplace, and two wall-mounted light fittings.



## DINING ROOM

**9' 3" x 8' 10" (2.84m x 2.71m)**

The dining room features exposed polished floorboards, a pendant light fitting, and a double-panel radiator. The room provides access to the conservatory via a uPVC glazed door flanked by matching uPVC windows, while also offering convenient access through to the kitchen.



## KITCHEN

**10' 0" x 8' 11" (3.05m x 2.73m)**

The kitchen is accessed via the dining room and benefits from a rear-facing uPVC double-glazed window. Well-appointed throughout, the kitchen features a range of matching base and wall units, an integrated four-ring gas hob with extractor hood over, integrated oven, and a recessed stainless steel sink. Additional features include tiled flooring, multi-directional spotlights, and access through to the utility room.



## UTILITY ROOM

**6' 5" x 5' 7" (1.97m x 1.71m)**

The utility room is accessed via the kitchen and also provides access to the garage, downstairs WC, and rear garden. The room features tiled flooring, a uPVC double-glazed frosted window, and a pendant light fitting.



## CONSERVATORY

**10' 5" x 9' 7" (3.19m x 2.93m)**

The conservatory is accessed via a uPVC glazed door from the dining room. Constructed with uPVC double-glazed windows and a glazed roof, the conservatory features tiled flooring, power sockets, and a central ceiling fan light fitting. uPVC French doors provide access to the rear garden.



## GARAGE

**15' 11" x 9' 2" (4.86m x 2.80m)**

The garage can be accessed via the up-and-over door from the front garden or internally via a door from the utility room. A versatile space, ideal for storage.



## MASTER BEDROOM

**13' 0" x 11' 2" (3.98m x 3.42m)**

The Master bedroom is located to the front of the property, features a uPVC double-glazed window to the front aspect, carpeted flooring, a single-panel radiator, and a pendant light fitting. The room also benefits from built-in wardrobes, providing convenient storage space.



## BEDROOM TWO

**11' 3" x 10' 1" (3.45m x 3.09m)**

Bedroom two, located to the rear of the property, features a uPVC double-glazed window to the rear aspect, carpeted flooring, a single-panel radiator, and a pendant light fitting. The room also benefits from two built-in storage cupboards, one of which houses the boiler.



### BEDROOM THREE

**8' 5" x 8' 0" (2.59m x 2.45m)**

Bedroom three features dual-aspect uPVC double-glazed windows to the front and rear elevations, allowing for plenty of natural light. Additional features include carpeted flooring, a single-panel radiator, and a pendant light fitting.



### BEDROOM FOUR

**7' 9" x 7' 5" (2.38m x 2.27m)**

Bedroom four features a uPVC double-glazed window to the front aspect, carpeted flooring, a single-panel radiator, and a pendant light fitting.



### BATHROOM

**6' 5" x 5' 10" (1.97m x 1.78m)**

The family bathroom features a rear-aspect uPVC double-glazed frosted window, providing natural light and privacy. The suite comprises a low-level WC, a pedestal hand wash basin, and a panelled bath with a chrome mixer tap and shower attachment over. Additional features include vinyl flooring, tiled walls, and a pendant light fitting.



### EXTERNAL

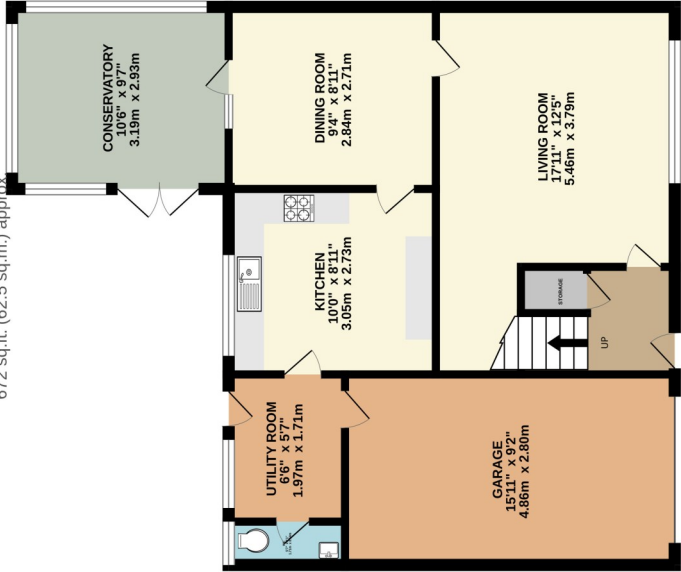
The front of the property features a paved driveway leading to the garage, with a laid-to-lawn area adjacent to the house.

A side return provides access to a timber gate leading to the rear garden.

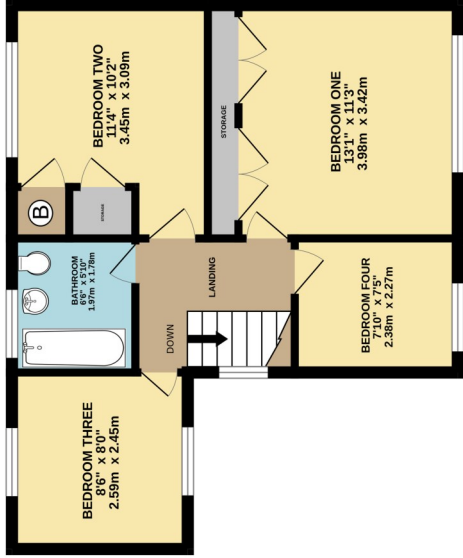
The rear garden features a paved patio area to one side of the conservatory, with a laid-to-lawn garden to the other. The garden is bordered by mature trees, shrubs, and hedging, providing a pleasant degree of privacy.



GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

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 and specifications shown on this plan 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             | 69 c    | 76 c      |
| 55-68 | D             |         |           |
| 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 1976.
- 2. When did the current owners purchase this house?** The current owners purchased this house new in 1976.
- 3. Who lives in the neighbouring houses?** The owners have advised that the neighbours are pleasant owner-occupiers without children.
- 4. Is this property sold freehold or leasehold?** The owners have advised that 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. Has any work been carried out at this property?** The current owners installed a conservatory to the rear of the property in 2007.
- 7. Which are the current owners' favourite aspects of this property?**  
The current owners have advised that they particularly enjoy the peaceful rear garden, the convenient proximity to local amenities, and access to a selection of highly regarded, outstanding schools nearby.
- 8. How much is the council tax at this property?** The property is in Trafford Council and is a band D, which is currently £2289.79 per annum.