



Manchester Road, Altrincham, WA14

Guide Price of £475,000

Property Features

- Beautiful Victorian Property
- Located Close to Amenities of Altrincham
- Within Catchment Area of Sought After Grammar Schools
- Currently a Licensed HMO
- Five Large Double Bedrooms
- Private Rear Garden
- Off Road Parking for 3 or 4 Cars
- Current Yield £27,000 Per Annum
- Chain Free

Full Description

Spacious five double bedroom period property, benefitting from two reception rooms and 2 bathrooms. Central location, ten minutes walking distance to Altrincham metro station and thriving town centre. Can be utilized as a large family home or an investment. Currently rented as a HMO (House of Multiple Occupation), yield is £27,000pa, licensed for a further five years. Tenants all on rolling contracts with 1 or 2 months' notice period, this house is sold without an onward chain.

ENTRANCE HALL

The entrance to the property comprises of a balustrade staircase which leads to the further floors and panelled wooden doors to lounge, kitchen and basement. Double radiator and deep coving ceiling, original solid wood doors.

LOUNGE

14' 1" x 12' 2" (4.29m x 3.71m)

Spacious lounge area, with neutral carpet and walls. Focus lies on the period style wooden surround and gas fire, on the main wall. A large glazed sash bay window overlooks the front elevation providing plenty of natural light creating a bright and airy atmosphere. Double radiator, picture rail, and deep ceiling coving.

KITCHEN/DINER

11' 10" x 11' 2" (3.61m x 3.4m)

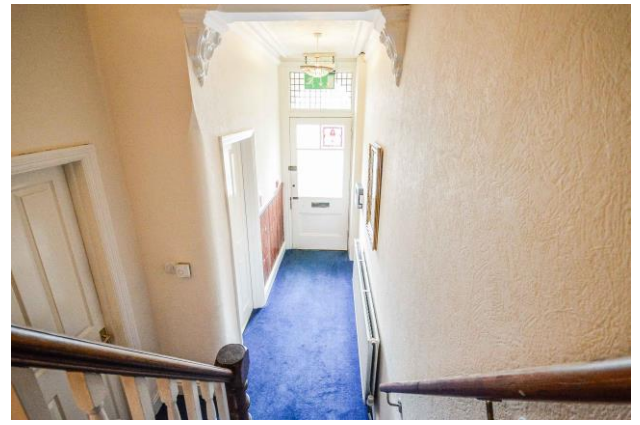
uPVC double glazed window to the side elevation, plenty of space to fit a fridge/freezer, space for a dining table and chairs. Electric oven/grill, range of fitted wall and base level units with work surfaces over, tiled floor and splashback tiles over worktops. Double radiator.



DOWNSTAIRS SHOWER ROOM

6' 11" x 6' 11" (2.11m x 2.11m)

White suite consisting of pedestal wash basin with mixer tap, low level W/C, corner mounted shower cubicle with shower, white tiled walls and slate effect floor tiles, chrome heated towel rail and extractor fan.



BEDROOM ONE

12' 6" x 10' 2" (3.81m x 3.1m)

Currently functioning as a double bedroom but could be converted into a dining room. uPVC double glazed window to side elevation, new neutral coloured carpet, double radiator, picture rail. A spacious room with potential to be functioned as something more convenient.



UTILITY ROOM

11' 10" x 6' 3" (3.61m x 1.91m)

Base units matching with kitchen units, with work surfaces and sink with drainer and mixer tap. Compromising a fitted pantry cupboard, uPVC double glazed window to rear, valiant combi boiler, tiled walls and double radiator. Fitted plumbing ready for a washing machine, space for washer and dryer, and extra fridge/freezer.

CELLAR

14' 1" x 12' 2" (4.29m x 3.71m)

Spacious storage chamber with natural light from window to front elevation. Plastered ceiling and concrete floor.



1st Floor

BEDROOM TWO

16' 9" x 12' 2" (5.11m x 3.71m)

Great sized double room with two windows to the front, and hand wash basin.

BEDROOM THREE

12' 6" x 10' 6" (3.81m x 3.2m)

Large double room with period style feature fireplace, wash basin with mixer tap and splash back tiles. Two uPVC double glazed windows to the side and rear.

BEDROOM FOUR

12' 1" x 11' 6" (3.68m x 3.51m)

Recently re-decorated double bedroom well presented with new re-laid carpet, period style feature fireplace and hand wash basin sink with mixer tap and splash back tiles. uPVC double glazed window to rear elevation, double radiator.



BATHROOM

9' 0" x 6' 4" (2.74m x 1.93m)

White bathroom suite consisting of low level W/C, wash basin with mixer tap, walk in corner mounted glazed glass shower cubicle, white wall tiles, panelled bath with chrome mixer tap, slate effect ceramic floor tiles to contrast, chrome heated towel rail, uPVC double glazed frosted window to rear elevation.

BEDROOM FIVE

12' 4" x 10' 4" (3.76m x 3.15m)

Neutral coloured spacious double bedroom with feature fireplace and uPVC double glazed window providing natural light for a bright atmosphere, providing views down the street.

BEDROOM SIX

16' 9" x 12' 3" (5.11m x 3.73m)

Velux skylight window, radiator and wash hand basin and splashback tiles.

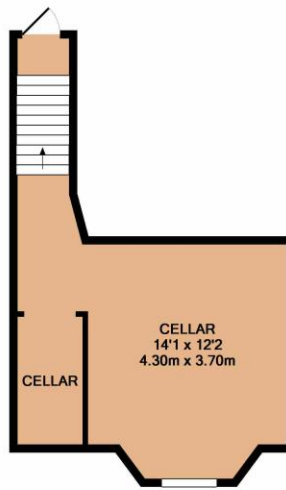
OUTSIDE

Paved driveway providing off road parking for several vehicles at the front of the property. Lawned garden to the rear with paved patio area with seating for socializing. Garden is private and fully enclosed by slat fencing.



Common Questions

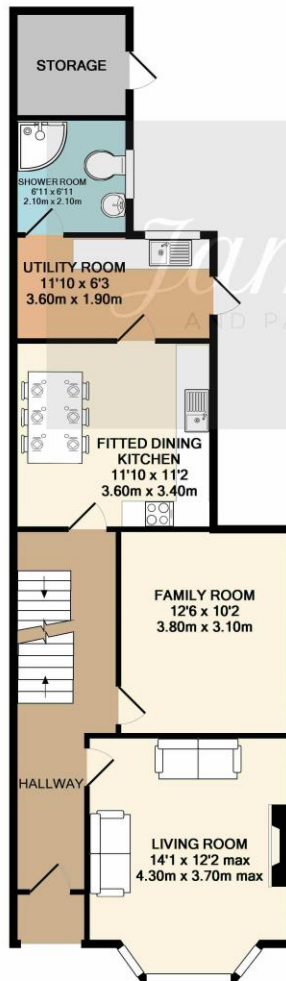
1. **Is the property freehold or leasehold?** – This property is freehold, and there are no additional charges such as ground rent or service charge.
2. **Who much is the council tax for this house?** – The house is in Band E and the council tax payable is £1718,24.
3. **How many square feet/meters is the living space?** – The total floor area of this house (excluding external) is 1997 sq. ft.
4. **Would the vendor be willing to sell any of his furniture and white goods?** – Yes, all items in the property can be purchased if required.
5. **How quickly can the vendor move out?** – If sold with tenants in situ, the property will be available immediately. If to be purchased whilst in vacant possession the vendor will require two months' notice.



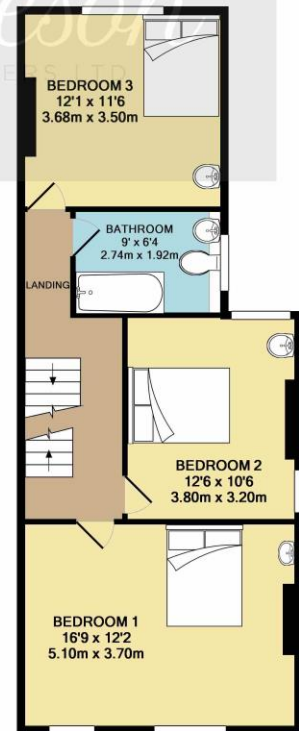
BASEMENT LEVEL
APPROX. FLOOR
AREA 262 SQ. FT.
(24.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 401 SQ. FT.
(37.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 721 SQ. FT.
(67.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 612 SQ. FT.
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1997 SQ. FT. (185.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2017

