



Offers In Excess Of £375,000

Weldon Road, Altrincham, WA14

Property Features

- Beautifully Maintained Period Terrace
- Fantastic Location Near Shops, Parks and Transport Links
- Three Spacious Bedrooms
- Double Cellar Chambers Offering Potential for Conversion
- Original Features Combined With Modern Fittings
- Gardens to the Front and Rear
- Modern Kitchen and Bathroom
- Handy Downstairs WC
- Nearby Much Sought After Schools
- Viewing Advised



Full Description

GROUND FLOOR-

RECESSED PORCH

Stone steps leading to porch with decorative brick arch above. Glass paneled front door leads to entrance hall.

ENTRANCE HALL

Light wood laminate flooring, radiator, original cornice. Doors leading to living room and dining room.

LIVING ROOM

13' 3" x 10' 9" (4.04m x 3.28m)

Spacious living area with UPVC double glazed sash windows within bay to the front aspect. Gas fire set within marble hearth, original cornice, radiator, television point, carpeted floor.



DINING ROOM

13' 2" x 11' 9" (4.01m x 3.58m)

Fitted storage cupboard, UPVC French doors leading to the garden, door leading to under stairs cupboard with steps leading to the cellar and opening leading to kitchen. Living flame gas fire set within marble hearth. Picture rail, radiator, light wood laminate flooring.



KITCHEN

15' 1" x 7' 10" (4.6m x 2.39m)

Solid wood base and eye level units with light wooden tops. Integrated hob/oven and extractor fan, space for fridge freezer, white Belfast sink. Neutral walls, light wood flooring. Radiator, UPVC door leading to garden, door leading to stairs to cellar and opening through to kitchen.



WC

Handy downstairs WC consisting of two piece suite of low level WC and hand basin with storage underneath. Cupboard housing boiler.

FIRST FLOOR-

LANDING

Stripped floorboards, loft access hatch, doors to; Master Bedroom, second bedroom, family bathroom and third bedroom.



MASTER BEDROOM

14' 7" x 11' 3" (4.44m x 3.43m)

Commanding the entire width of the property directly above the living room, with two UPVC double glazed sash windows to the front aspect. Original cornice, radiator, stripped floorboards.



SECOND BEDROOM

13' 2" x 9' 3" (4.01m x 2.82m)

Space for double bed. Stripped wooden floorboards, radiator, original cornice. UPVC double glazed sash windows to the rear aspect, overlooking the garden.

THIRD BEDROOM

8' 7" x 7' 11" (2.62m x 2.41m)

Stripped floorboards, radiator, UPVC double glazed window to the rear aspect.

BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m)

Modern, white, three- piece suite consisting of; paneled bath with shower, low level WC and hand basin with storage cupboard underneath. All with chrome fittings. UPVC double glazed window to the side aspect. Tilled walls and floor.

CELLAR-

CHAMBER ONE

13' 3" x 10' 11" (4.04m x 3.33m)

A first chamber to the front of the property.

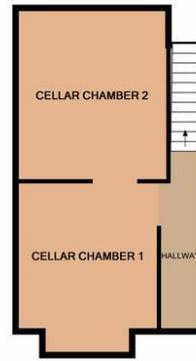
CHAMBER TWO

13' 3" x 11' 9" (4.04m x 3.58m)

A second chamber to the rear of the property. Both chambers offering plenty storage space and potential for conversion.

EXTERNAL

Paved courtyard to the front of the property with gate access. To the rear of the property, there are good sized lawned gardens with patio area to the back of the garden.



BASEMENT LEVEL
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1307 SQ.FT. (121.4 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.
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GROUND FLOOR
APPROX. FLOOR
AREA 491 SQ.FT.
(45.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.8 SQ.M.)

17 The Downs
Altrincham
Cheshire
WA14 2QD

www.jamesonandpartners.co.uk
info@jamesonandpartners.com
0161 941 4445

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements