



Ashton Avenue, Altrincham, WA14

Asking price of £335,000

Property Features

- **Three Bedrooms**
- **Permitted Parking**
- **Recently Redecorated Kitchen**
- **Catchment Area of Trafford's Outstanding Schools**
- **Two Reception Rooms**
- **Close to Navigation Road Metro Link**
- **10 Mins Wal to Altrincham Town Centre**
- **Good Size Rear Garden**
- **uPVC Double Glazed Windows**
- **Scope for Loft Conversation**

Full Description

Beautifully presented three-bedroom family home in the heart of Altrincham! This property is located within 10 mins walk to Altrincham town centre; 5 mins walk to Navigation Road Tram stop; and in catchment for Trafford's outstanding schools.

The house offers two good size reception rooms; kitchen; family bathroom; two double bedrooms and one single bedroom; and a rear garden.



ENTRANCE HALL

The property is entered via a uPVC double glazed front door accessed via paved path through the front garden. There is a small entrance porch leading to a hard wood internal door with glazed panels, leading into the entrance hall. The entrance hall offers carpeted flooring; pendant light fitting; carpeted staircase to first floor accommodation and wooden paneled doors to lounge and dining room.



LOUNGE 14' 2" x 10' 11" (4.34m x 3.33m) The lounge benefits from large uPVC double glazed bay windows to the front aspect; carpeted flooring; pendant light fitting; double paneled radiator; TV and telephone points and an electric fire with exposed brick surround and wooden mantel.



DINING ROOM 11' 1" x 13' 6" (3.39m x 4.13m) The dining room is accessed from the entrance hall and allows access to the kitchen. This space is fitted with a large uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; feature fire place and ample room for a large dining table.



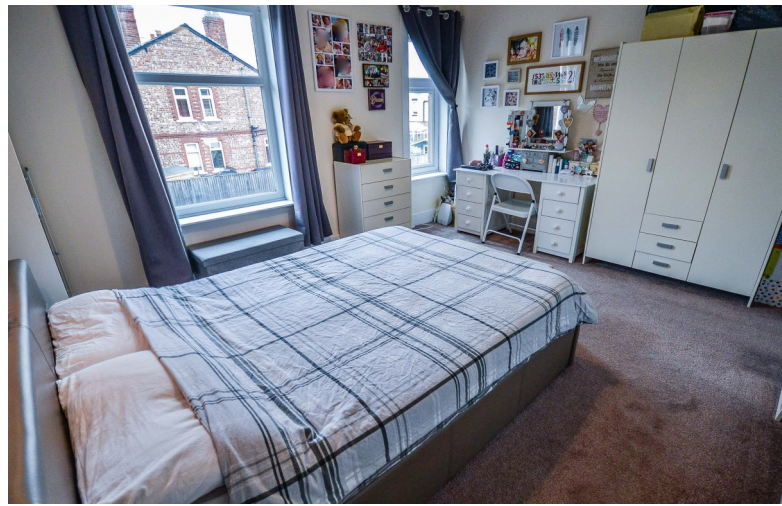
KITCHEN 9' 4" x 16' 0" (2.85m x 4.89m)

The kitchen is a bright and spacious room with a uPVC double glazed windows to the rear aspect, over looking the garden and a further window and door to the side aspect. This room is fitted with matching base and eye level storage units; stainless steel sink with chrome mixer tap over; four ring gas hob with double oven under and stainless steel extractor fan over; integral fridge-freezer and washing machine; laminate flooring and breakfast bar. From the kitchen there is access to an under stairs storage cupboard or larder.



MASTER BEDROOM 14' 7" x 11' 5" (4.47m x 3.48m)

A bright and spacious master bedroom with two uPVC double glazed windows to the front aspect. This room benefits from carpeted flooring; pendant spot lighting and wall mounted light fitting over the bed; double paneled radiator; and ample space for double bed; chest of draws; wardrobe and dressing table.



BEDROOM TWO 13' 6" x 9' 0" (4.14m x 2.76m)

The second double bedroom is also accessed via wooden paneled door from the landing. This room offers uPVC double glazed; carpeted flooring; double paneled radiator; pendant light fitting; and ample room for double bed; wardrobes and chest of draws.



BEDROOM THREE 9' 0" x 7' 3" (2.75m x 2.21m)

The third bedroom is ideal for a child's room or study, currently utilized as a gym. This room offers uPVC double glazed window overlooking the rear garden; carpeted flooring; double paneled radiator; pendant light fitting; and allows ample space for single bed and storage.



BATHROOM 8' 3" x 5' 11" (2.52m x 1.82m)

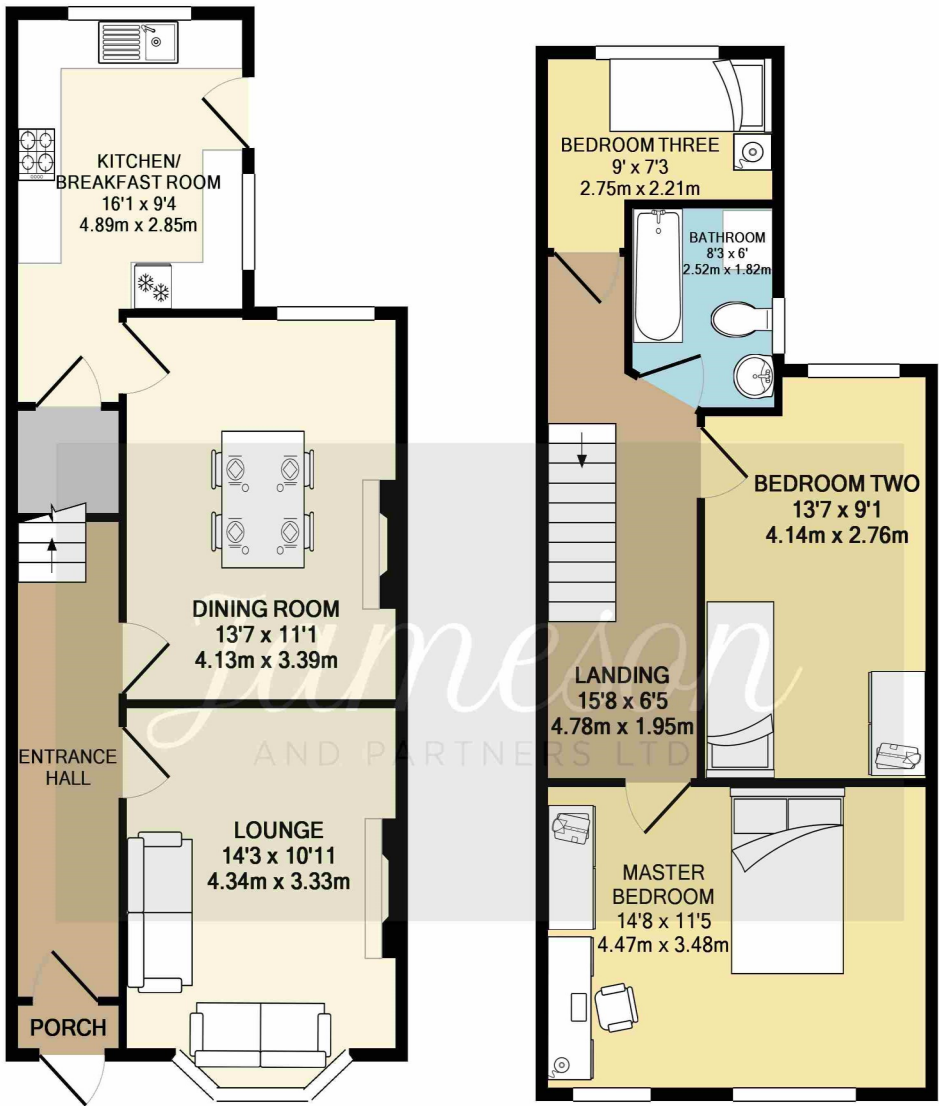
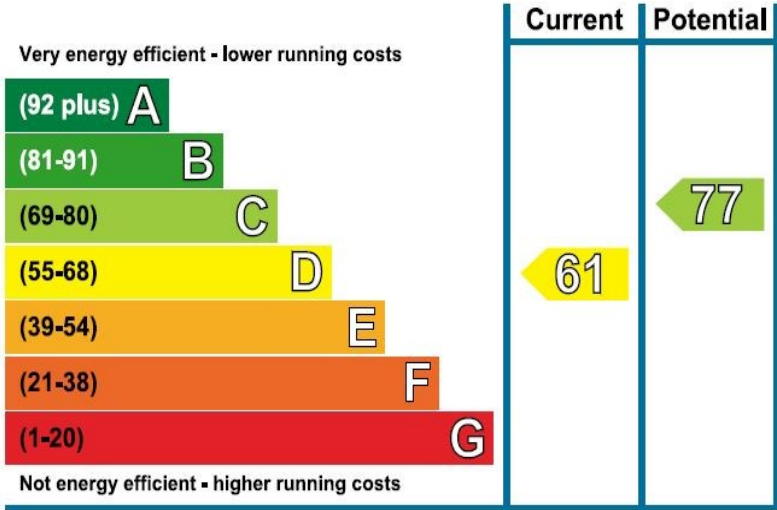
The bathroom is located on the first floor accessed via a wooden paneled door from the landing. The bathroom offers wooden flooring; part tiled walls; window to side aspect; large storage cupboard and a white three piece suite, comprising of: Paneled bath with shower over; low-level WC; and pedestal hand wash basin.



EXTERNAL

To the front of the property lies a small front garden enclosed at the front by a low stone wall, to one side by a tall hedge and on the other by a timber fence. The front garden offers a paved pathway to the front door and is partly planted with established shrubs and flowers.

To the rear is a good sized private garden. The garden is largely laid to lawn; with a storage shed to the rear; and a seating area adjacent to the house. The garden is enclosed to the rear by a brick wall; to one side by a timber fence and on the other by a hedge. There is a right of access at the rear via the neighbouring garden.



GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 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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COMMON QUESTIONS :

- 1. When was the property built?** We believe this property is built in Victoria era, circa 1901.
- 2. Who lives next door?** The property on the right is privately owned by a family with children, and the house on the left is currently rented by a pleasant couple.
- 3. Is this property freehold or leasehold?** This property is freehold.
- 4. Does the property have Sky dish?** The vendors has advised us that the property currently has a Sky dish.
- 5. What is the broadband speed like in this area?** The broadband speed in this area is excellent and Super fast fibre is available.
- 6. Is the vendor willing to sell any items of furniture or white goods?** Once the sale has been agreed, the vendor would be willing to sell some of the furniture and white goods.
- 7. What items will be included in the sale price?** The vendors have advised us that the fridge-freezer; the washer-dryer; the dishwasher; and the oven will be included in the sale price.
- 8. How quickly the vendors are able to move?** The vendors will be reallocating and have already started searching for properties. Therefore, they would be able to move within 2-3 months depending on the sale progression.
- 9. Roughly how much are the utility bills for this property?** The vendors have advised us that they are paying currently around £128pcm for all the bills combined plus £116.11 for Council tax. That can of course vary from one household to another.
- 10. What are the vendors three favourite aspects of the property?** The vendors like that the area is very friendly and safe and offers easy access to transport links -5 mins walk to the Navigation road tramp station. Also, the property is in a catchment for good schools both primary and secondary and they can walk their daughter to school easily.
- 11. Has the house had any major work done recently?** A new kitchen has been fitted in 3 and half years ago.
- 12. When were electrics and boiler last inspected?** The vendors have advised us that electric consumer unit has been upgraded in 2015 and the boiler was last serviced in November 2018.
- 13. Is the property listed in conservation area?** No, this property is not listed in conservation area.
- 14. Is there access to the loft space for storage, has it been boarded?** Yes, there is access to the loft, but it hasn't been boarded.
- 15. What are the parking restrictions on the road?** The vendors have advised us that a residential parking permit is required on this road. This costs £30 per annum per car. There is also guest passes available to be purchased.