



Great Oak Drive, Altrincham, WA15
Offers in Excess of £400,000



Property Features

- Three Double Bedroom Town House
- In Catchment for Trafford's Schools
- Two Large Reception Rooms
- Ideal Family Home
- Off-Road Parking
- Well Maintained Communal Gardens
- Secure Gated Development
- Guest Parking Available
- Sold With No Chain
- En-Suite to Master Bedroom



Full Description

A bright and spacious, three double bedroom townhouse. This property is located within the Great Oak Drive development, just a stones throw away from the amenities of Altrincham town centre. Within the catchment area for Trafford's outstanding schools and conveniently located close to public transport and motorway links. This property also benefits from well maintained communal gardens and resident and visitor parking. Also sold with no connected chain.



The property offers a two large reception rooms; a downstairs WC; a low-maintenance rear garden; en-suite to master bedroom and a family bathroom.



ENTRANCE HALL

The entrance hall is accessed via door from the front garden. The entrance hall features laminate wood effect flooring; neutral décor; recessed spotlights; doors to downstairs WC, storage cupboard, lounge and kitchen; carpeted staircase leading to the first floor landing; and a single panel radiator.



DOWNSTAIRS WC

3' 2" x 6' 2" (0.97m x 1.88m)

A convenient downstairs WC located off the entrance hall. Featuring tiled flooring; pendant light; neutral decor; frosted glass uPVC double glazed window to the front aspect; wall-mounted hand wash basin; and low level WC.



KITCHEN

8' 0" x 10' 8" (2.44m x 3.25m)

The fitted kitchen is fitted with matching base and eye level storage units; recessed stainless steel one and a half bowl sink unit with chrome mixer tap over; and recessed four ring gas hob with stainless steel extractor over. The kitchen includes integral oven; washing machine; and fridge-freezer. The kitchen offers recessed spot lighting; tiled flooring and mosaic tiled splash back, and a single panel radiator.



LIVING/DINER

16' 5" x 13' 11" (5m x 4.24m)

A bright and spacious reception room, comprising of neutral décor; laminate wood effect flooring; recessed spotlights; uPVC double glazed French doors to the rear garden; uPVC double glazed window to the rear aspect; a single panel radiator and double panel radiator; electric fire place; TV and telephone points; and ample space for sofas, coffee table and six seat dining table with chairs.



SITTING ROOM

16' 4" x 14' 0" (4.98m x 4.27m)

On the first floor, you will find another well-sized reception room, comprising of neutral décor; neutral fitted carpets; recessed spotlights; point for an electric fire; for two uPVC double glazed windows to the rear aspect; two single panel radiators; TV and telephone points; and ample space for sofas, coffee table and book cases.



BEDROOM TWO

8' 11" x 10' 10" (2.72m x 3.3m)

Also on the first floor, you will find the second bedroom. This double bedroom offers carpeted flooring; neutral décor; central light pendant; uPVC double glazed window to the front aspect; and a single panelled radiator. This room is currently being used as a music room. However, there is ample space for double bed, wardrobe and chest of drawers.



MASTER BEDROOM

9' 4" x 13' 3" (2.84m x 4.04m)

Located on the second floor, you will find the spacious master bedroom. Featuring carpeted flooring; neutral décor; recessed spotlights; uPVC double glazed window to the rear aspect; single panel radiator; TV and telephone point; fitted wardrobes and dressing table; door to the en-suite shower room; and ample space for double bed and bedside tables.



ENSUITE SHOWER ROOM

6' 9" x 5' 2" (2.06m x 1.57m)

Located off the master bedroom is an en-suite shower room. This room offers a uPVC frosted glass window to the rear aspect; walk-in shower cubicle with glazed screen and chrome thermostatic shower system; wall mounted hand wash basin; low-level WC; shaving point; a wall mounted chrome heated towel rail; and tiled flooring and walls.



BEDROOM THREE

9' 4" x 9' 2" (2.84m x 2.79m)

The third double bedroom is also located on the second floor of the property. This room comprises of a uPVC double glazed window to the front aspect; carpeted flooring; recessed spot lighting; fitted wardrobes, dressing table and freestanding bedside drawers; and a wall mounted single panel radiator.



BATHROOM

6' 2" x 5' 7" (1.88m x 1.7m)

The bathroom is located off the second flooring landing and is fitted with a white three-piece suite, comprising of: low-level WC; wall mounted hand wash basin with storage under and mirror over; a panelled bath tub with chrome thermostatic shower system over. The bathroom also benefits from tiled flooring; part-tiled walls; shaving point; recessed spot lighting; and a wall mounted chrome heated towel rail.



EXTERIOR

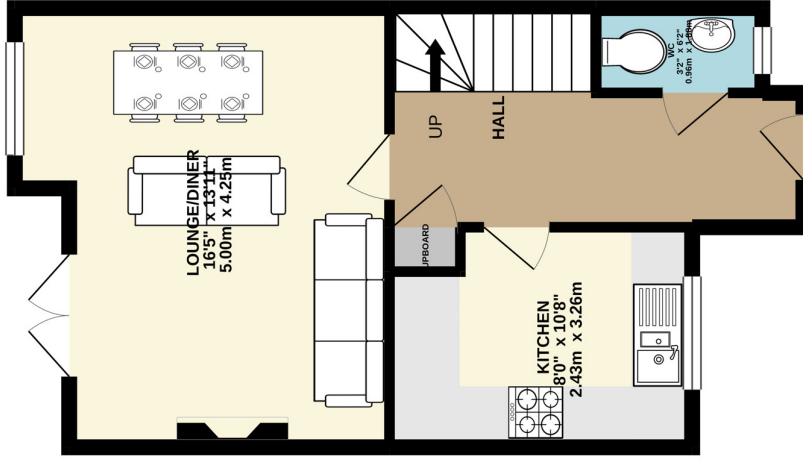
To the front of the property lies a small walled front garden with wrought iron gate allowing access to the communal areas. The communal grounds comprise of ample off-road parking for residents and guests; the residents also enjoy the well maintained communal gardens with seating area.



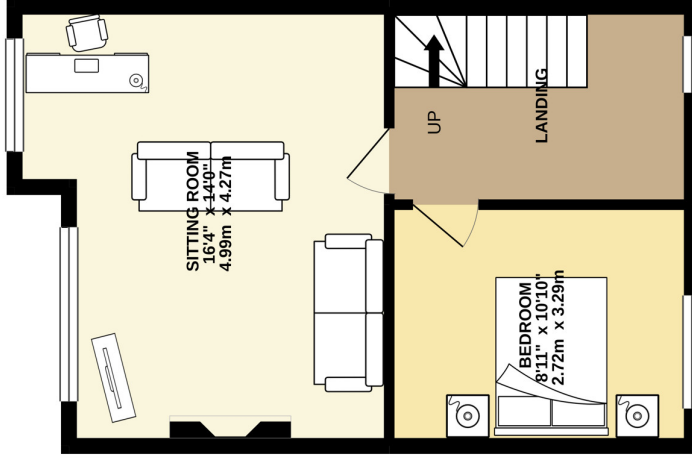
To the rear of the property is a paved private garden with decked area and water feature. There is also a shed for storage to the rear of the garden. There is ample space for an outdoor dining set for gathering with family and friends.



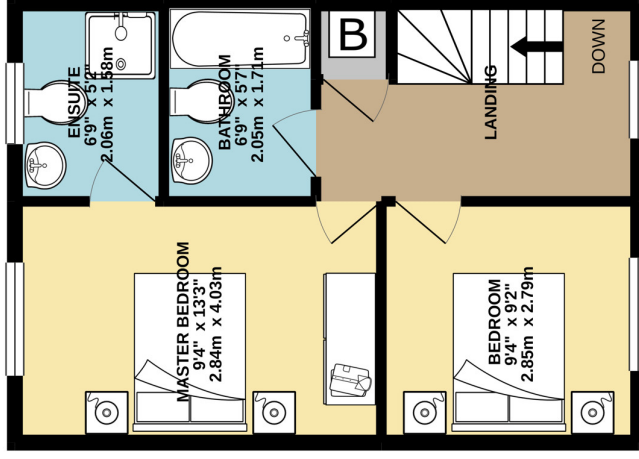
GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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, 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 this property built?** The vendor has advised that property was built in 2005.
- 2. Why is the vendor selling the property?** The vendors are re-locating, and this property is sold with no connected chain.
- 3. Is this property freehold or leasehold?** This property is currently leasehold, with the service charge being £292 (variable) per annum and ground rent £290 per annum.
- 4. Is the vendor willing to include any furniture or white goods in the sale price?** The vendor intends to include the white goods, carpets, and fitted wardrobes in the sale price.
- 5. How quickly is the vendor willing to move?** As there will be no connected onward chain, the buyer can move in as soon as their legal work is completed. If purchasing in cash this could be as little as 6 weeks, with a mortgage, we would expect a timescale of around 12 weeks to completion.
- 6. How is the council tax for this property?** This property is located in Trafford and is rated as a band E, at present the council tax will be £2,010 per annum.
- 7. Who lives next door?** The vendor has advised us that the neighbouring properties are occupied by pleasant families and couples. The development is a very quiet and friendly community.
- 8. Is this property listed in conservation area?** No, this property is not located within a current conservation area.
- 9. Is there access to the loft space for storage, has it been boarded?** Yes, there is access to the loft space, and it has been boarded for storage.
- 10. Which features of this house has the vendor most enjoyed?** The vendor has loved living here and has informed us that their favourite aspects of the house are:
 - a) The location being convenient for local amenities.
 - b) The versatile space that this home has to offer.
 - c) The secure and quiet community feel that this development has to offer.