



Hendham Drive, Altrincham, WA14
Offers in Excess Of £625,000



Property Features

- Four Double Bedroom Detached House
- Separate Garage
- Large Driveway
- Modern Kitchen and Bathrooms
- Catchment of Outstanding Schools
- Short Walk to John Leigh Park
- Children's Playground in Cul-De-Sac
- Open Plan Lounge-Diner
- Ensuite Shower Rooms to Master Bedroom
- Landscaped Garden

Full Description

Four bedroom detached house located in a quiet cul-de-sac just ten minutes from Altrincham town centre.

The property offers fitted bathroom and kitchen; en suite to master bedroom; a downstairs WC; separate utility room; large drive and detached garage. This is an ideal family home, within the catchment area of Trafford's outstanding schools and close to the popular John Leigh Park.



ENTRANCE HALL

The entrance hall is reached from the porch via a uPVC double glazed door with glazed panels on either side. This space presents a balustrade stair case to the first floor accommodation and wooden panelled doors leading to downstairs WC; kitchen-breakfast room; dining room and lounge. The space is fitted with carpeted flooring; a pendant light fitting and double panel radiator behind decorative radiator cover. This room also allows access to under-stairs storage cupboard.



KITCHEN/BREAKFAST ROOM

10' 4" x 12' 3" (3.16m x 3.74m)

A modern fitted kitchen with matching base and eye-level storage units; recessed spot lighting; tiled flooring; a uPVC double glazed window to the rear aspect and uPVC double glazed door to the side exterior. The kitchen offers an integral double oven; dishwasher; five ring gas hob; stainless steel extractor fan; under counter fridge; integral microwave and recessed sink with mixer tap over. From this room one can access the utility room via a wooden panelled door.



UTILITY ROOM

5' 2" x 4' 0" (1.59m x 1.23m)

The utility room is fitted with base and eye-level matching storage units; tiled flooring; recessed spot lighting; a frosted glass uPVC double glazed window to the side aspect; a stainless steel recessed sink unit with mixer tap over and space and plumbing for washing machine; additional fridge-freezer and tumble dryer.



DOWNSTAIRS WC

3' 6" x 6' 7" (1.07m x 2.03m)

Located off the entrance hall the convenient downstairs WC is fitted with a wall mounted sink and low-level WC. This room offers a frosted glass uPVC double glazed window to the front aspect; a chrome heated towel rail; tiled flooring and a ceiling mounted light fitting.



LOUNGE

20' 3" x 10' 9" (6.19m x 3.29m)

The spacious lounge enjoys a dual aspect, allowing for the room to be flooded with natural light via a uPVC double glazed bay window to the front aspect and sliding uPVC double glazed doors to the rear. This room offers a feature gas fire with decorative surround; carpeted flooring; two single panel radiators; a pendant light fitting and two wall mounted light fittings; television and telephone points and opening to the dining room.



DINING ROOM

8' 8" x 11' 5" (2.65m x 3.49m)

The dining room can be reached via a wooden panelled door from the entrance hall or via an opening from the lounge. This room offers ample space for a six seater dining table and side board. The dining room offers a uPVC double glazed window to the rear aspect; a pendant light fitting; carpeted flooring and single panel radiator.



CONSERVATORY

13' 5" x 21' 4" (4.11m x 6.52m)

Reached via sliding double glazed doors from the lounge area is a bright and spacious conservatory, ideal for summer dining and enjoying views over the landscaped garden. The conservatory offers uPVC double glazed windows to three sides and uPVC double glazed door to rear garden.



FIRST FLOOR LANDING

The landing area allows access via wooden panelled doors to the four bedrooms; family bathroom and a large airing cupboard, ideal for storage of linen and towels. From the landing one can also access the loft storage space via a hatch in the ceiling. The landing is fitted with carpeted flooring a pendant light fitting and uPVC double glazed window to the front aspect.



MASTER BEDROOM

14' 5" x 10' 1" (4.40m x 3.08m)

Located off the first floor landing one will find the spacious master bedroom benefits from a large uPVC double glazed window to the rear aspect; fitted wall-to-wall wardrobes; carpeted flooring; a pendant light fitting; a single panel radiator and wooden panelled door leading to en suite shower room.



EN SUITE SHOWER ROOM

5' 5" x 5' 5" (1.67m x 1.67m)

The ensuite shower room located off the master bedroom offers tiled flooring and fully tiled walls; a ceiling mounted light fitting; an extractor fan; wall mounted hand wash basin; low-level WC; tower shower cubicle with electric shower system; heated towel rail; and frosted glass uPVC double glazed window to side aspect.



FAMILY BATHROOM

6' 8" x 5' 5" (2.05m x 1.66m)

The main bathroom comprises of frosted glass uPVC double glazed window to front aspect; tiled flooring and fully tiled walls; chrome heated towel rail; recessed spot lighting; an extractor fan; a jacuzzi bath, with half glazed screen and electric shower system over; low level WC; pedestal hand wash basin and wall mounted storage cupboard.



BEDROOM TWO

11' 0" x 11' 3" (3.36m x 3.45m)

The second large double bedroom also offers a uPVC double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; and a single panelled radiator. This room allows ample space for double bed; chest of draws; and wardrobes.



BEDROOM THREE

8' 10" x 10' 11" (2.70m x 3.35m)

The third double bedroom offers uPVC double glazed window to the front aspect; wood effect laminate flooring; a pendant light fitting; a single panel radiator and ample space for double bed, chest of draws and wardrobes.



BEDROOM FOUR

8' 6" x 8' 7" (2.60m x 2.64m)

The fourth bedroom is currently utilised as a home office but would be equally suitable as a child's bedroom or guest room. This room offers carpeted flooring; pendant light fitting; single panelled radiator and uPVC double glazed window to the rear aspect.



GARAGE

16' 7" x 16' 7" (5.08m x 5.08m)

The garage can be reached from the front drive or via a uPVC double glazed door from the rear garden. This double garage offers potential to create a home gym; home office; children's playroom or workshop. The space is fitted with an electric up-and-over door; lighting; electric sockets; water; and access to additional storage space overhead.



EXTERNAL

The property sits on a generous corner plot with a large drive to the side of the property which is paved, leading to the double garage. There is a well maintained front garden enclosed by low box hedges and planted with mature shrubs and small trees.

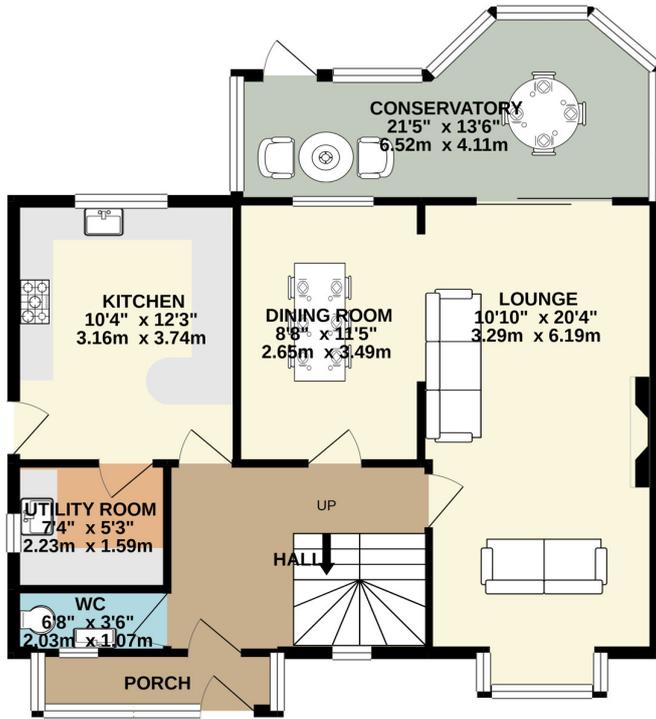
To the rear of the property one will enjoy a beautifully landscaped Japanese style water garden. This is a tranquil setting for summer dining and relaxing of an evening. The garden offers a number of paved seating areas; a small pond with water feature; well stocked borders and central islands planted with an array of carefully maintained mature shrubs and small trees. The garden also enjoys external lighting to allow the space to be appreciated after dark.

From the rear garden one can access the front drive via a timber gate and the garage via a uPVC double glazed door. The rear garden is largely enclosed by high brick walls and the front drive is enclosed by timber panelled fencing.

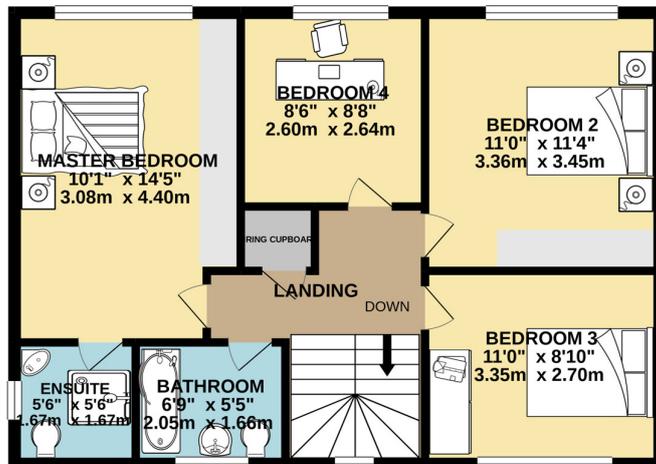
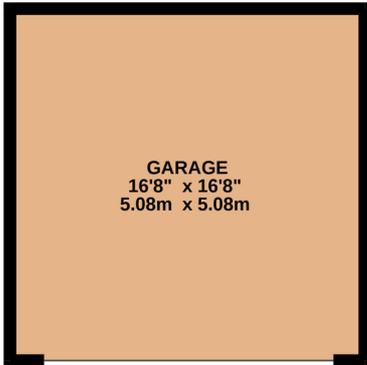


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.2 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.

COMMON QUESTIONS

- 1. Is this property freehold or leasehold?** The owners have advised that this property is freehold, therefore there is no ground rent or service charge.
- 2. Is the property fitted with a security alarm?** Yes the property is fully alarmed.
- 3. When was this property constructed?** The house was built in around 1984.
- 4. Why are the current owners selling this property?** The owners are selling to move closer to family, they have lived in this house since 1993. They have loved living here, they enjoyed the quiet location; the sunny garden and the friendly neighbourhood.
- 5. How much are the utility bills for this property?** The current owners have advised that they pay around £1,314 per annum for water and waste and £1,560 per annum for gas and electricity combined.
- 6. How soon can the vendors vacate the property?** The owners are purchasing onwards, but hope to move swiftly to their new home. Generally we expect a transaction when a mortgage is being utilised to take around 3 months to reach completion.
- 7. How much is the council tax for this property?** The property is in Trafford Council band F, which is presently £2,484.56 per annum.
- 8. Which items are included in the sale price?** The vendors intend to leave the fitted appliances in the kitchen in the sale price. This includes a dishwasher, under counter fridge, microwave oven; oven and hob.