



New Street, Altrincham, WA14  
Asking Price of £775,000



# Property Features

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- Four Double Bedroom Mid-Terraced House
- Large Rear Garden
- In Need of Modernisation
- Chain Free Sale
- Over 2,000 sqft of Internal Space
- Two Minutes Walk to Altrincham Town Centre
- Within Catchment of Outstanding Schools
- Five Minutes Walk to Metro Link Station
- Scope to Extend
- On Street Residents Permit Parking



# Full Description

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Four double bedroom mid-terraced house, located just two minutes walk into Altrincham town centre. This property requires full refurbishment and modernisation, but offers huge potential to make a gorgeous family home. The property offers scope for rear extension, with large rear garden extending over 100 feet.



## ENTRANCE HALL

**19' 3" x 6' 2" (5.87m x 1.89m)**

The property is entered via a hardwood external door leading into the entrance hall with a further wooden framed door with a frosted glass panel dividing the entrance hall. The entrance hall is fitted with two pendant light fitting; carpeted flooring; a double panel radiator; wooden paneled doors leading to the lounge and sitting room; a wooden framed door with frosted glass inserts leading to the dining room; doors to understairs storage cupboard and basement access; and balustrade staircase leading to the first-floor accommodation.



## LOUNGE

**17' 3" x 13' 10" (5.27m x 4.23m)**

The lounge is accessed from the entrance hall via a wooden paneled door. This room offers a large bay window to the front aspect; carpeted flooring; a double-panel radiator; a pendant light fitting; and telephone and television points.



## SITTING ROOM

**13' 0" x 11' 6" (3.97m x 3.52m)**

Also located off the entrance hall via a wooden paneled door is a further reception room with a sash window to the rear aspect; carpeted flooring; a pendant light fitting and a single paneled radiator.



## DINING ROOM

**12' 2" x 12' 2" (3.72m x 3.73m)**

The dining room offers a window to the side aspect; a fitted wall-mounted cabinet; carpeted flooring; a pendant light fitting and television and telephone points. This room is reached from the entrance hall via a frosted glass door and allows access to the kitchen beyond.



## **KITCHEN**

**7' 9" x 10' 4" (2.37m x 3.15m)**

The kitchen is accessed from the dining room and allows access to the rear garden via a hardwood door with glazed panels to the side aspect. This room also offers a window to the side aspect; a pendant light fitting; tiled flooring; base and eye-level storage units with recessed four ring gas hob and stainless steel sink; electric oven and tiled splash back.



## **MASTER BEDROOM**

**14' 2" x 12' 7" (4.34m x 3.86m)**

The master bedroom is located off the first-floor landing with access to the walk-in wardrobe via the wooden paneled door. The master bedroom offers a sash window to the front aspect; carpeted flooring; a pendant light fitting; and a single-panel radiator.



## **WALK-IN WARDROBE**

**14' 2" x 12' 7" (4.34m x 3.86m)**

The walk-in wardrobe is accessed from the master bedroom and also from the first-floor landing. This room offers a sash window to the front aspect and carpeted flooring.



## **BEDROOM TWO**

**13' 0" x 11' 7" (3.97m x 3.55m)**

The second double bedroom is located off the first floor landing with a sash window to the rear aspect. This room is fitted with carpeted flooring; a pendant light fitting; a single panel radiator and fitted wardrobes.



### **BEDROOM THREE**

**12' 1" x 9' 3" (3.69m x 2.82m)**

The third double bedroom is located off the first-floor landing with a sash window to the rear aspect; carpeted flooring; a pendant light fitting; carpeted flooring; and a single panel radiator.



### **BEDROOM FOUR**

**11' 5" x 10' 5" (3.50m x 3.20m)**

The fourth double bedroom is located off the second floor landing. This room offers a sash window to the rear aspect; carpeted flooring; and a pendant light fitting.



### **BATHROOM**

**7' 10" x 8' 2" (2.40m x 2.51m)**

The bathroom is located to the rear of the property, accessed from the first-floor landing. This room is fitted with a shower cubicle with electric shower system; a low-level WC; a pedestal hand wash basin; carpeted flooring; a window to the rear aspect; a ceiling mounted light fitting; a single panel radiator and part-tiled walls.



### **BASEMENT**

**17' 6" x 13' 11" (5.34m x 4.26m)**

The basement can be reached via a door located in the entrance hall. The basement is accessed by stone steps and there is a small chamber leading under the entrance hall with a timber door allowing access into a larger chamber under the front lounge. This space is not converted, but does offer a window to the front aspect; two ceiling mounted light fittings and a concrete floor.



## EXTERNAL

To the front of the property, the front door is reached via a wrought iron gate leading to a paved path and stone steps to the entrance.

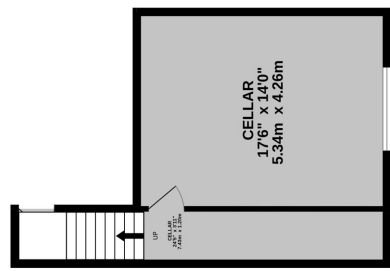
The front garden is enclosed to the front aspect by a low-level brick wall, with a wrought iron fence.



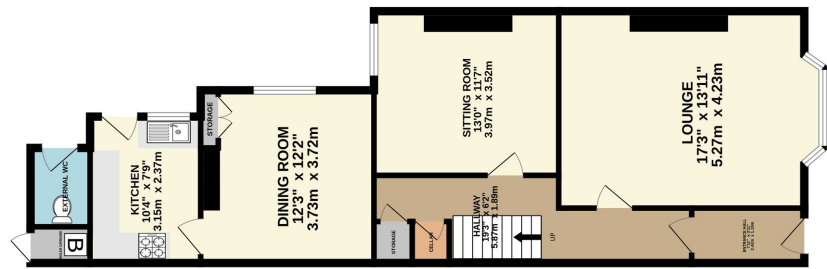
To the rear of the property one will find a substantial rear garden. The rear garden is reached via a door from the kitchen, there is an outside toilet to the rear of the property and an external cupboard housing the boiler. Adjacent to the house one will find a paved patio area for summer dining; beyond the garden is largely laid to lawn with a range of established shrubs and plants. The garden is enclosed on one side by timber fencing and on the other by a mesh wire fence and established hedge.



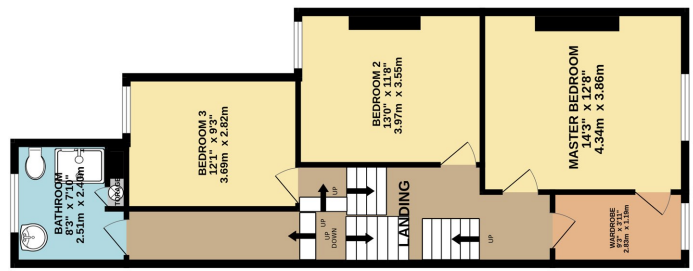
1st Floor  
845 sq.ft. (77.9 sq.m.) approx.



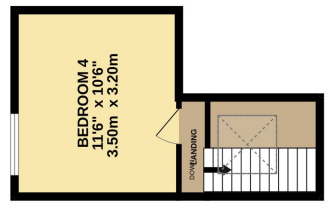
2nd Floor  
790 sq.ft. (72.4 sq.m.) approx.



3rd Floor  
697 sq.ft. (64.3 sq.m.) approx.



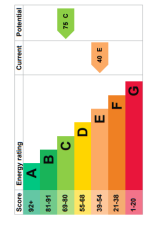
4th Floor  
222 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 2055 sq.ft. (190.9 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 and materials shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# COMMON QUESTIONS

**1. Does the owner of this property need to purchase onward?** No, the property is sold with no onward chain.

**2. Does this property have central heating?** Yes, the property has radiators and a gas boiler located in an external cupboard and an immersion heater located in the first-floor bathroom.

**3. How much is the council tax for this property?** The property is in Trafford Council tax band E, which is currently £2293.79 per annum. Some discounts are available.

**4. How large is the internal living space in this property?** The property measures 2055 square feet or 190.9 square meters.