



Weldon Road, Altrincham, WA14

Asking Price of £570,000



Property Features

- Three Bedroom Semi-Detached House
- Double Glazed Throughout
- Converted Basement and Loft
- Modern Fitted Kitchen and Bathrooms
- Ground Floor Shower Room
- Good Sized Private Rear Garden
- Log Burner to Front Lounge
- Short Walk to John Leigh Park
- Catchment Area for Trafford Schools
- Short Walk to Metrolink Station

Full Description

Three-bedroom semi-detached house which has been tastefully modernised to a high standard with accommodation over four floors. This property offers a modern kitchen, a downstairs shower room, two large double bedrooms on the first floor, a third bedroom on the lower-ground floor with an additional loft space, and a rear converted cellar room. The property benefits from a well-maintained rear garden and two ground-floor reception rooms.

This property is conveniently located within a two-minute walk of the popular John Leigh Park and within walking distance to Altrincham town centre or the retail park. This house offers easy access to several sought-after local schools and transport links.



LOUNGE

14' 0" x 10' 7" (4.27m x 3.23m)

The lounge is a bright and inviting reception room with a large uPVC double-glazed bay window to the front aspect, fitted with Roman blinds; a pendant light fitting; LTV wood effect flooring; a single panel radiator; a television and telephone point; and a multi-fuel stove.



DINING ROOM

10' 5" x 12' 11" (3.18m x 3.96m)

The dining room is reached from the entrance hall and allows access to the kitchen via an opening and to the lower ground floor via a wooden panelled door. The dining room benefits from LVT wood effect flooring; a pendant light fitting; two uPVC double-glazed windows to the side aspect, fitted with Roman blinds; a double panel radiator and an electric log burner effect stove.



KITCHEN

8' 6" x 13' 11" (2.61m x 4.26m)

The kitchen was newly fitted in 2024 with a range of matching base and eye-level storage units with Quartz worktops over; this space offers a recessed Belfast style sink; LED over counter downlighting, recessed spotlighting, LVT wood-effect flooring; uPVC double glazed windows to the side aspect and rear aspect, with a uPVC double glazed door leading to the rear garden and a wooden panelled door leading to the shower room.



Within the kitchen is fitted an integrated fridge-freezer, dishwasher and microwave oven, with space for a range-style cooker.



SHOWER ROOM

7' 7" x 6' 5" (2.32m x 1.98m)

Accessed from the kitchen is a convenient downstairs shower room with space and plumbing for a washing machine. This room offers tiled flooring; recessed spotlighting; a uPVC double-glazed frosted-glass window to the side aspect, under-floor heating; fully tiled walls; a chrome wall-mounted heated towel rail; a wall-mounted hand wash basin with storage under; a low-level WC; a shower cubicle with glazed sliding door and chrome thermostatic shower system over.



MASTER BEDROOM

13' 10" x 14' 0" (4.23m x 4.27m)

The master bedroom is located off the first-floor landing with large uPVC double-glazed bay windows to the front aspect, fitted with plantation shutters. This generous double bedroom is fitted with a single panel radiator, carpeted flooring, and a pendant light fitting. The room allows for a double bed, wall-to-wall freestanding wardrobes and ample room for a dressing table.



SECOND BEDROOM

13' 5" x 8' 11" (4.09m x 2.72m)

The second double bedroom is also located off the first-floor landing with a uPVC double-glazed window to the rear aspect, fitted with a roller blind. This bedroom offers polished wooden floorboards; a pendant light fitting and a single panel radiator. This bedroom will comfortably accommodate a double bed, a wardrobe and bedside tables.



BATHROOM

7' 6" x 8' 5" (2.30m x 2.58m)

The family bathroom is located off the first-floor landing with a uPVC double glazed frosted glass window to the rear aspect. The bathroom offers a freestanding roll top bath; a low-level WC; a pedestal hand wash basin; a period-style column radiator with chrome towel rail; tiled flooring and part-tiled walls; an extractor fan and underfloor heating.



THIRD BEDROOM

13' 9" x 9' 11" (4.21m x 3.03m)

The third bedroom is located on the lower-ground floor, with access to a convenient WC. This bedroom offers a uPVC double-glazed window to the front aspect, fitted with a roller blind; LVT wood-effect flooring; recessed spotlighting; a double-panel radiator; and television and telephone points.



LOFT ROOM

9' 10" x 13' 2" (3.02m x 4.03m)

The loft room would make a perfect home office or additional lounge. This space offers uPVC double-glazed windows to the rear aspect, fitted with Roman blinds; carpeted flooring; a ceiling-mounted light fitting; a double panel radiator and access to eave storage space.



REAR CELLAR

11' 10" x 8' 5" (3.62m x 2.58m)

To the rear of the lower-ground floor is an additional converted cellar, which would be ideal as a home gym or storage space. This room is fitted with LVT wood effect flooring; recessed spotlighting; a double panel radiator and fitted storage cupboards, one of which houses the combi boiler.



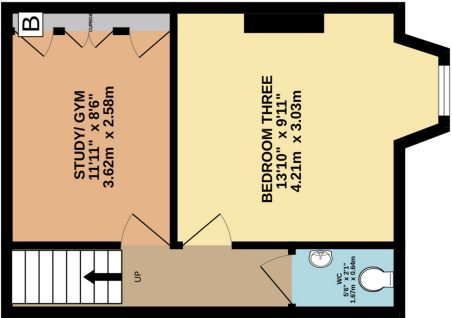
EXTERNAL

To the front of the property lies a good-sized paved front garden which is enclosed to the front aspect by a low-level brick wall. To the side of the property, a paved path leads to the rear garden via wrought-iron gates.

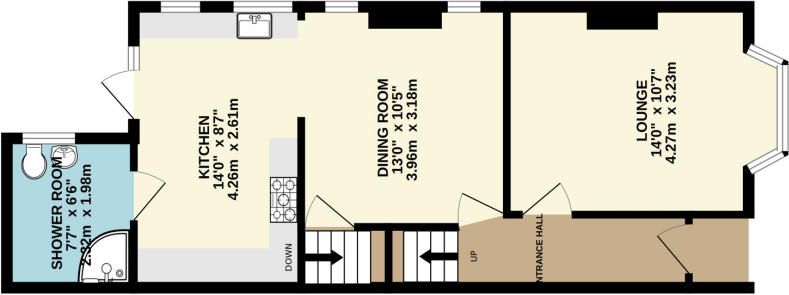
To the rear of the property, the garden is accessed via a uPVC door from the kitchen. The rear garden has been beautifully maintained with a paved seating area adjacent to the house and a paved path leading to a further paved area at the rear of the garden. The majority of the garden is laid to lawn with well-stocked borders. The garden is enclosed on three sides by timber-panelled fencing.



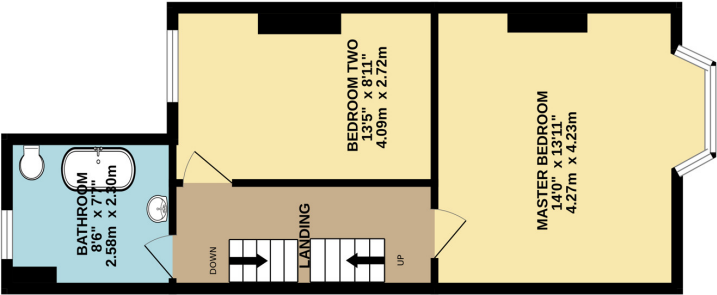
BASEMENT



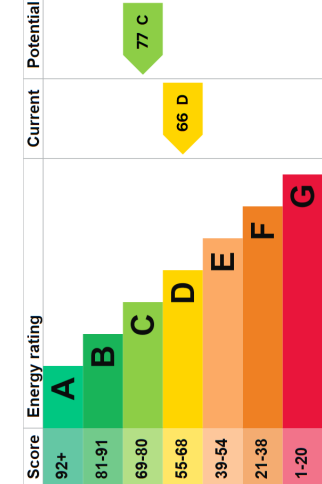
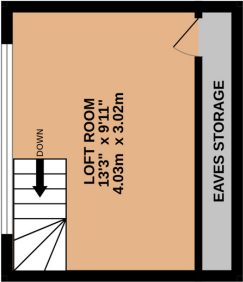
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1492sq.ft. (138.6 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 guidance 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. How old is the boiler at this property and has it been serviced recently?** The owners have advised that the boiler is around 9 years old and has been serviced annually.
- 2. Have the owners carried out any works recently?** Yes, the current owners fitted the kitchen in December 2024. The house was re-wired in 2013, the basement was upgraded and re-wired in 2016. The owners also replaced all the gutters in 2026. The owners have also replaced the majority of the windows and hold FENSA certificates for this work, they also fitted the multi-fuel stove in the front lounge in 2014 and have had this serviced annually.
- 3. Which items will be included in the sale price?** The vendors intend to include all the fitted appliances in the kitchen (dishwasher, fridge-freezer and microwave), all the blinds, the multifuel stove, the wardrobes in the master bedroom and the garden shed.
- 4. Which aspects of this property have the current owners most enjoyed?** The current owners loved this house and have very much enjoyed the convenient location, a short walk to John Leigh Park and the amenities offered in Altrincham. They have said the neighbours are also all lovely and there is a nice community on this road. The house has been very versatile as their children have grown up.
- 5. Why are the current owners selling this house?** The current owners have grown-up children and are now looking for a change of lifestyle. They do hope to secure an onward purchase.
- 6. How much are the utility costs at this property?** The current owners have advised they pay around £58 pcm for water rates, there is no water meter so this is a flat rate; their combined electricity and gas is usually around £200 pcm and the property is in Council Tax band C, which in Trafford is currently £2,035.34 pa.