Jameson
AND PARTNERS LTD







Borough Road, Altrincham, WA15

Asking Price of £335,000

5 STAR
AVERAGE RATING ON
Google

Property Features

- **Two Double Bedroom Mid-Terraced House**
- **Open-Plan Lounge-Diner**
- **Separate Utility Room/Downstairs WC**
- **Double Glazed Throughout**
- **On Street Residents Permit Parking**
- **Five Minute Walk to Altrincham Town Centre**
- **Sought-after Location**
- **In Catchment for Trafford Schools**
- **Chain Free Sale**
- **Great Buy-to-Let Investment**





Full Description

A two double bedroom mid-terraced house, offered for sale chain free and situated in a sought-after location, just a five-minute walk from Altrincham town centre.

The accommodation comprises an open-plan lounge-diner, separate kitchen and a useful utility room with downstairs WC. To the first floor are two double bedrooms and a family bathroom.

Externally, the property benefits from private front and rear gardens, along with on-street residents' permit parking.

An excellent opportunity for first-time buyers or investors, with strong buy-to-let potential and convenient access to Altrincham town centre and its amenities.





LOUNGE/DINER

24' 2" x 12' 10" (7.39m x 3.93m)

The lounge-diner is accessed from the entrance hall and benefits from windows to both the front and rear aspects, allowing plenty of natural light into the room. Features include two fireplaces, one housing an electric fire, alcove shelving and built-in storage, two wall-mounted uplighters, two double-panel radiators and LVT flooring. There is also access through to the kitchen.



KITHCEN

14' 6" x 7' 7" (4.42m x 2.32m)

Accessed from the lounge-diner, the kitchen is fitted with a range of matching base and wall-mounted units with worktop surfaces and a recessed one-and-a-half bowl sink with chrome mixer tap. There is space for a freestanding fridge-freezer, washing machine and a gas oven and hob, with a stainless steel extractor hood above. Further features include tiled flooring, part-tiled walls, multidirectional spot lighting and a side-aspect UPVC double-glazed window. An opening leads through to the rear porch, providing access to the utility room and downstairs WC.





UTILITY ROOM/DOWNSTAIRS WC

7' 7" x 14' 6" (2.32m x 4.42m)

Accessed via the rear porch from the kitchen, the utility room/WC comprises a low-level WC and wall-mounted wash hand basin, with space for a tumble dryer. The room also houses the boiler and benefits from carpet tile flooring, a single-panel radiator, strip light fitting and two frosted UPVC double-glazed windows, one to the side aspect and a smaller window to the rear.



MASTER BEDROOM

12' 8" x 12' 10" (3.87m x 3.93m)

Located to the front of the property, the master bedroom benefits from two front-aspect UPVC double-glazed windows, allowing plenty of natural light. Further features include carpeted flooring, a pendant light fitting, a double-panel radiator and a useful built-in storage cupboard.



BEDROOM TWO

12' 4" x 7' 6" (3.77m x 2.30m)

The second double bedroom is located to the rear of the property and benefits from a rear-aspect UPVC double-glazed window. Further features include LVT flooring, a pendant light fitting, a single-panel radiator and useful built-in alcove storage.



BATHROOM

7' 9" x 6' 1" (2.37m x 1.87m)

The family bathroom is located to the rear of the property and features a rear-aspect frosted UPVC double-glazed window with roller blind. The suite comprises a low-level WC, pedestal wash hand basin and large corner shower cubicle with thermostatic shower system. Further features include tiled flooring, part-tiled walls, recessed spotlighting and a double-panel radiator.



EXTERNAL

To the front, the property benefits from a private paved garden, enclosed by a low-level wall with cast-iron railings and a gated entrance.

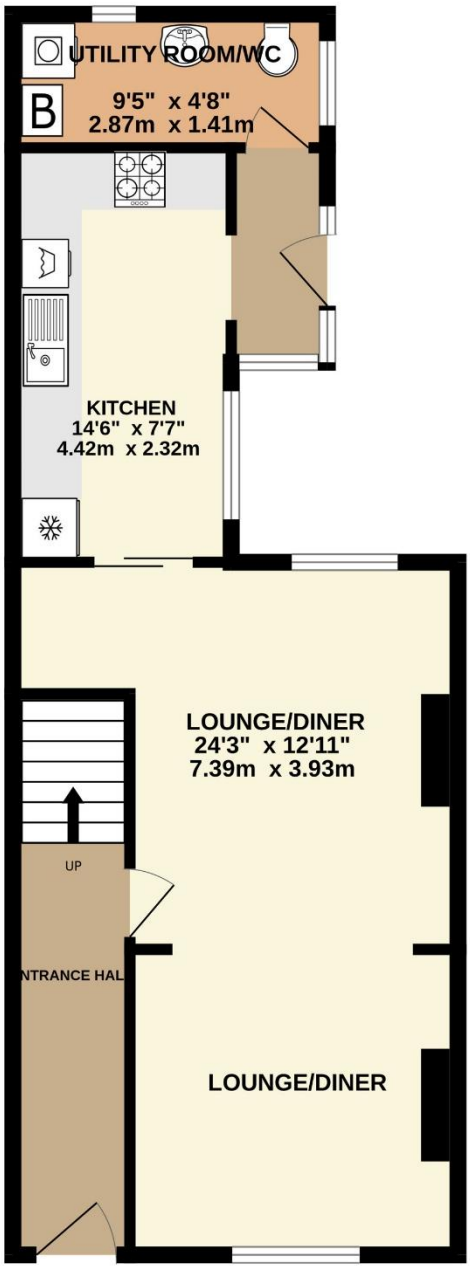
To the rear is a private garden, enclosed by timber panel fencing on three sides. The garden features a paved side return, lawned area, and established planting with a variety of mature plants and shrubs.

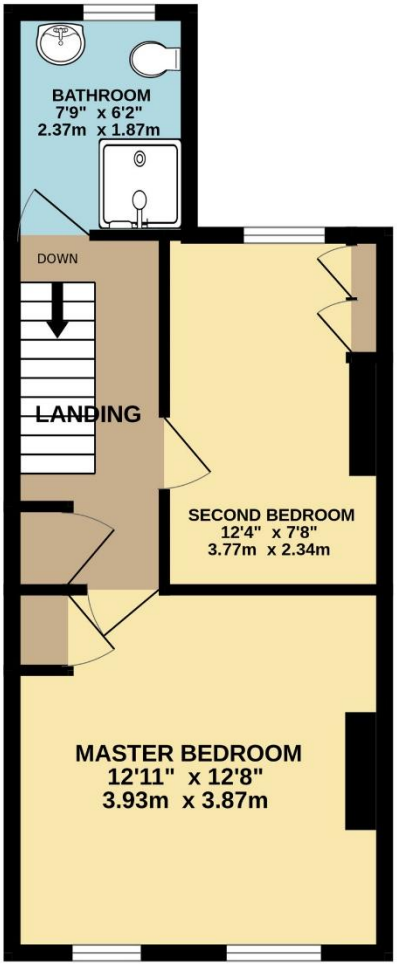


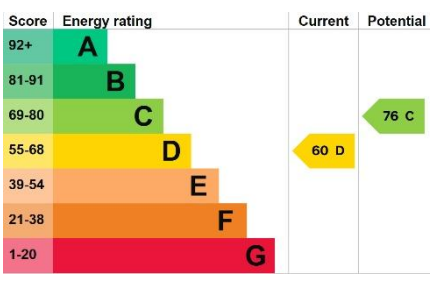
Floor Plan and EPC

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.







TOTAL FLOOR AREA : 920 sq.ft. (85.5 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 the property built?

The owners believe the property was built around 1900.

2. When did the current owners purchase the property?

The property has been owned by the same family since 1976.

3. What council tax band is the property in?

The property is in Council Tax Band C, currently £2,035.34 per annum (Trafford Council).

4. Is the property freehold or leasehold?

The vendors have advised the property is sold freehold, with a chief rent of £22 per annum applicable. There is a right of way as with many terraced houses for the neighbours' benefit across the rear garden; this has not been used in recent years as the neighbours keep their bins at the front. Your legal advisor will be able to verify this information.

5. Which items are included in the sale?

The owners intend to include the light fittings, curtains and blinds in the sale price. The freestanding white goods may also be available to purchase separately for a small additional sum. The washing machine and fridge-freezer are around 4 years old, and there is a condensing tumble dryer in the utility room.

6. What have the owners most enjoyed about the property?

The convenience of being within walking distance of Altrincham's transport links and amenities, the attractive period features, high ceilings and private rear garden.

7. Has the boiler been serviced recently?

The boiler is a modern Worcester Bosch combi boiler, it was last serviced in February 2026.

8. What is the internet availability like?

Full fibre broadband to the property is available in this location.

9. Is there access to the loft, and is it suitable for storage?

Yes, there is a loft hatch on the first-floor landing, and the loft has been boarded to provide additional storage space.

10. Have the current owners carried out any major alterations to the property?

The kitchen was extended when purchased in 1976 and the windows and doors were replaced around 20 years ago.

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4.9 ★★★★★

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements