



26 WELDON ROAD | ALTRINCHAM

£495,000

A beautifully presented and proportioned bay fronted Victorian terraced home positioned within easy reach of Altrincham town centre and a short distance to John Leigh Park. The accommodation briefly comprises recessed porch, entrance hall, front sitting room whilst to the rear is an impressive breakfast kitchen opening onto a further dining/living room with doors onto the decked seating area with gardens beyond, basement room and to the first floor three bedrooms and bathroom/WC. Courtyard garden to the front and delightful gardens to the rear. Viewing is essential to appreciate the standard of accommodation on offer. In recent years planning permission was granted for a loft conversion to create an additional bedroom (Trafford Planning Application Ref: 93011/HHA/17).

POSTCODE: WA14 4EH

DESCRIPTION

Weldon Road is ideally positioned approximately 1/2 mile distant from the shopping centre of the market town of Altrincham with its highly popular market hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station also provides commuter service into Manchester and the area is well placed for the surrounding network of motorways. The position is also ideal being within the catchment area of highly regarded primary and secondary schools and in addition a few hundred yards south is John Leigh Park with tennis courts and recreation areas.

This Victorian terraced property has been extended and is beautifully presented throughout and needs to be seen to be appreciated. The accommodation is approached via a separate porch which leads onto the welcoming entrance hall and there is a separate sitting room towards the front of the property. To the rear is an impressive breakfast kitchen complete with central island and breakfast bar and a range of integrated appliances and opening onto a further living and dining area with doors onto a raised decked terrace with gardens beyond. Also from the kitchen is access to the cellars which incorporate a utility area. To the first floor there are three bedrooms serviced by a contemporary bathroom/WC fitted with a white suite with chrome fittings.

Externally there is a courtyard garden to the front whilst to the rear the decked terrace is accessed via the open plan living space and leads onto gardens laid with artificial grass and with further patio seating area beyond.

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A superb family home and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Dado rail. Ceiling cornice. Stairs to first floor. Radiator. Tiled floor.

SITTING ROOM

13'3" x 10'10" (4.04m x 3.30m)

With a focal point of a period style fireplace with decorative tiled insert. Two PVCu double glazed sash style windows within the bay to the front. Stripped floorboards. Dado rail. Ceiling cornice. Television aerial point. Telephone point.

BREAKFAST KITCHEN

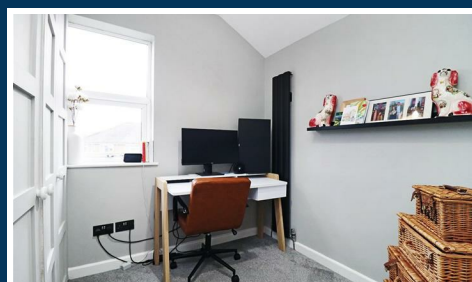
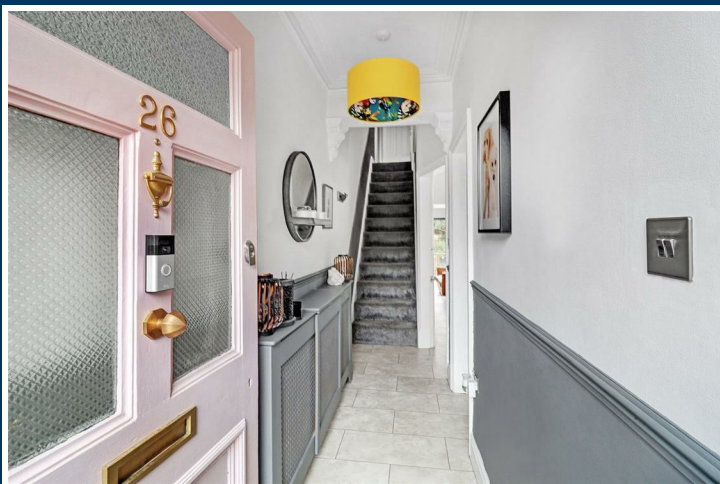
13'3" x 11'10" (4.04m x 3.61m)

Fitted with a comprehensive range of grey and blue wall and base units with work surface over incorporating 1 1/2 bowl sink unit plus central island with breakfast bar. Space for Range oven. Integrated fridge freezer plus dishwasher and wine fridge. Tiled floor. Picture rail. Ceiling cornice. Radiator. PVCu double glazed door provides access to the rear gardens. Opening to:

DINING/LIVING ROOM

14'11" x 7'10" (4.55m x 2.39m)

With bi folding doors to the rear decked terrace with gardens beyond. PVCu double glazed window to the side. Tiled floor. Radiator. Recessed low voltage lighting. Television aerial point. Access to:



CELLARS

13'9" x 11'10" (4.19m x 3.61m)

Converted to provide further living space with laminate flooring. PVCu double glazed window to the front. Radiator. Recessed low voltage lighting. Utility area with plumbing for washing machine.

FIRST FLOOR

LANDING

13'3" x 5'1" (4.04m x 1.55m)

With loft access hatch.

BEDROOM 1

14'9" x 11'2" (4.50m x 3.40m)

With a focal point of a period style fireplace. Two PVCu double glazed sash style windows to the front. Radiator. Television aerial point. Ceiling cornice.

BEDROOM 2

13'1" x 9'1" (3.99m x 2.77m)

With focal point of a period style fireplace. PVCu double glazed window to the rear. Radiator. Ceiling cornice.

BEDROOM 3

9'1" x 7'8" (2.77m x 2.34m)

PVCu double glazed window to the rear. Radiator. Fitted wardrobes.

BATHROOM

6'10" x 4'9" (2.08m x 1.45m)

With a suite comprising corner bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.

OUTSIDE

To the front of the property is a courtyard garden whilst to the rear and accessed via the open plan living space is a decked terrace with gardens beyond laid with artificial grass. There is a further patio seating area beyond. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

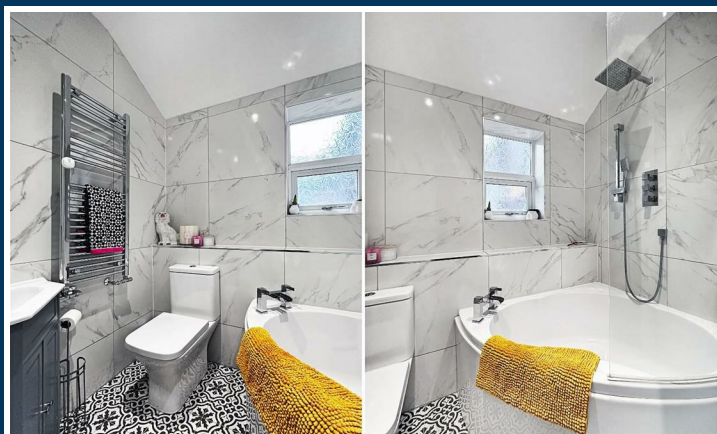
Band "C"

TENURE

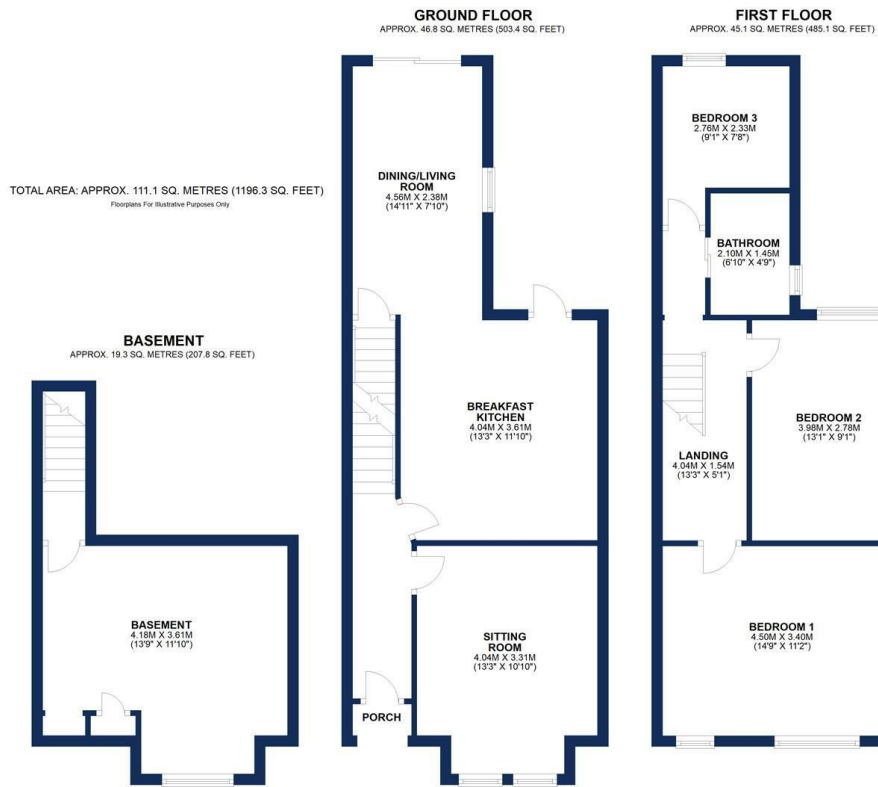
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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