



53 WOODFIELD ROAD | ALTRINCHAM

OFFERS OVER £375,000

A superbly proportioned and presented mid terraced period property in a sought after location within easy reach of local shops, Navigation Road Metrolink station and John Leigh Park. The accommodation briefly comprises recessed porch, entrance hall, front sitting room plus dining room towards the rear with doors onto the gardens, fitted kitchen, three bedrooms and bathroom/WC. Courtyard garden to the front plus gravelled and flagged seating areas to the rear with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA14 4ET

DESCRIPTION

A superbly proportioned and presented period terraced property in a sought after location. The position is ideal being within easy reach of Altrincham town centre and with the Metrolink railway station at Navigation Road providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools and within easy reach of local shops and walking distance of John Leigh Park.

The accommodation is approached via a recessed porch leading onto a welcoming hallway which in turn leads onto the front sitting room and also the separate dining room at the rear. The dining room benefits from double doors leading onto the south facing gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of cream units and with door to the rear gardens. To the first floor there are three bedrooms serviced by the family bathroom/WC. Full roof replacement done a few years ago and includes 10 year guarantee.

To the front of the property is a courtyard garden whilst to the rear the gardens incorporate gravelled and flagged seating areas with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

ENTRANCE HALL

Hardwood glass panelled front door. Laminate flooring. Radiator. Ceiling cornice. Stairs to first floor.

SITTING ROOM

14'2" x 10'9" (4.32m x 3.28m)

With PVCu double glazed bay window to the front. Focal point of a gas fire set within a marble effect surround and hearth. Television aerial point. Telephone point. Ceiling cornice. Double radiator.

DINING ROOM

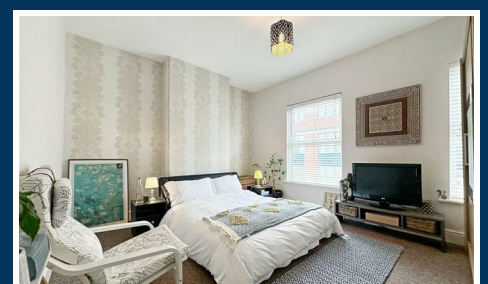
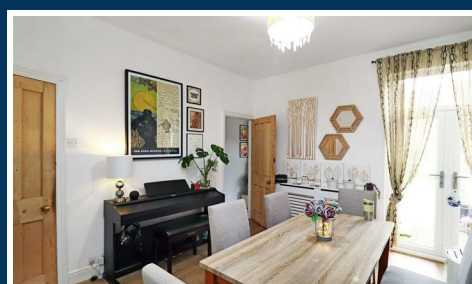
12'2" x 11'7" (3.71m x 3.53m)

With PVCu double glazed doors leading onto the south facing rear garden. Laminate flooring. Double radiator.

KITCHEN

11'2" x 8'9" (3.40m x 2.67m)

Fitted with a comprehensive range of cream wall and base units with contrasting butcher's block effect roll work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Space for fridge and plumbing for washing machine. Two double glazed windows to the side plus door providing access to the garden. Tiled splashback. Laminate flooring. Wall mounted gas central heating boiler. Radiator. Access to under stairs storage cupboard.



FIRST FLOOR

LANDING

Loft access hatch.

BEDROOM 1

14'3" x 12'4" (4.34m x 3.76m)

Two PVCu double glazed windows to the front. Double radiator.

BEDROOM 2

12'3" x 9'3" (3.73m x 2.82m)

Double glazed window to the rear. Radiator.

BEDROOM 3

8'8" x 6'8" maximum measurements (2.64m x 2.03m maximum measurements)

Double glazed window to the rear. Radiator.

BATHROOM

6'6" x 5'9" (1.98m x 1.75m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and pedestal wash hand basin. Heated towel rail. Laminate flooring. Opaque PVCu double glazed window to the side. Tiled walls. Recessed low voltage lighting. Extractor fan.

OUTSIDE

To the front of the property is a courtyard garden. To the rear and accessed via the dining room and kitchen is a gravelled and flagged seating area with delightful lawns beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

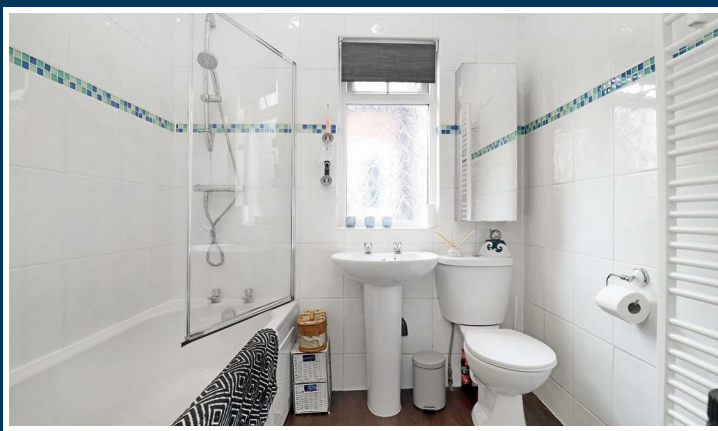
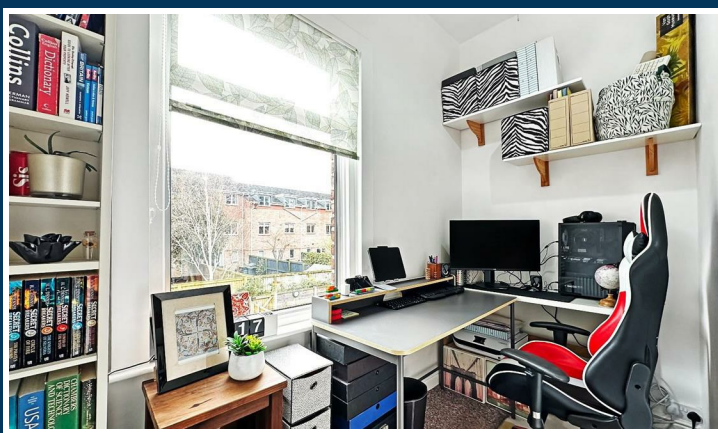
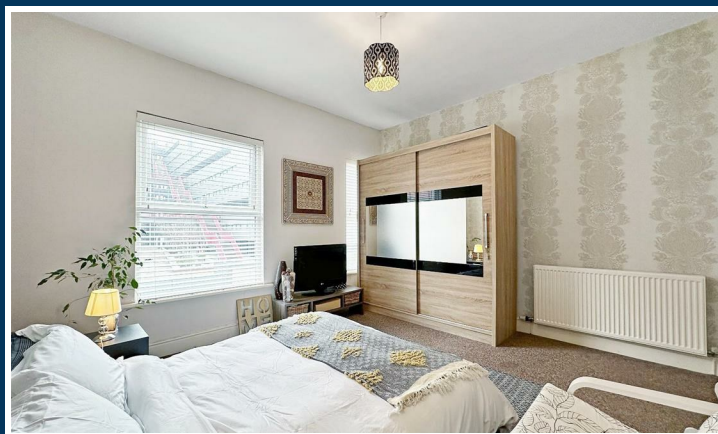
Band "B"

TENURE

We are informed the property is Freehold and subject to a Chief rent of £2.00 pa. 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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GROUND FLOOR

APPROX. 43.3 SQ. METRES (466.5 SQ. FEET)



FIRST FLOOR

APPROX. 42.2 SQ. METRES (454.1 SQ. FEET)



TOTAL AREA: APPROX. 85.5 SQ. METRES (920.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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