



## 1 LADY KELVIN ROAD | ALTRINCHAM

£435,000

A superbly proportioned end of terrace family house positioned in a sought after location within the Egerton Park development. The well presented accommodation briefly comprises entrance hall, cloakroom/WC, spacious sitting room leading onto a contemporary fitted dining kitchen with integrated appliances and French windows to the paved terrace, primary bedroom with en suite shower room/WC, further double bedroom, generous single bedroom and family bathroom/WC. Gas fired central heating and double glazing. Southerly facing lawned rear gardens and paved terrace. Two allocated parking spaces.

POSTCODE: WA14 4PP

## DESCRIPTION

Built by Morris Homes and completed in 2018 this modern end of terrace house forms part of the highly sought after Egerton Park development. The position is ideal being approximately one mile distant from the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. Navigation Road Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the south is the popular John Leigh Park with tennis courts and recreation areas.

Approached beyond courtyard garden and private entrance hall with modern cloakroom/WC to one side, the accommodation is superbly proportioned and well presented. Positioned toward the front a spacious sitting room over 19' in length leads onto the contemporary dining kitchen fitted with high gloss white units, integrated appliances and double opening French windows to the paved rear terrace with lawned gardens beyond.

At first floor level the excellent primary bedroom benefits from a well appointed en-suite shower room/WC. A further double bedroom and generous single bedroom are served by the family bathroom/WC incorporating Villeroy & Boch sanitary ware alongside attractive tiling.

Gas fired central heating has been installed together with double glazing throughout.

Externally there are two allocated parking spaces. The rear gardens are laid mainly to lawn and also feature a paved terrace approached from the dining kitchen through French windows, which is ideal for entertaining during the summer months. Importantly with a high degree of privacy and southerly aspect to enjoy the sunshine throughout the day.

## ACCOMMODATION

### GROUND FLOOR: ENTRANCE HALL

Composite front door with double glazed insert. Space for hanging coats and jackets. Laminate wood flooring. Radiator.

### CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. Tile effect flooring. Extractor fan. Radiator.

### SITTING ROOM

19'1" x 15'10" (5.82m x 4.83m)

Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Double glazed window to the front. Laminate wood flooring. Two radiators.

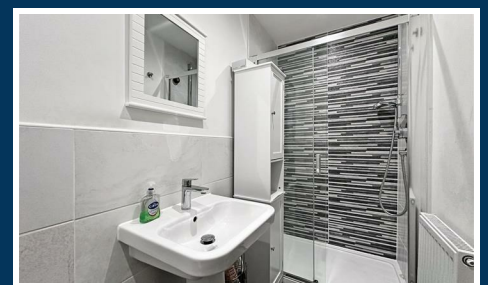
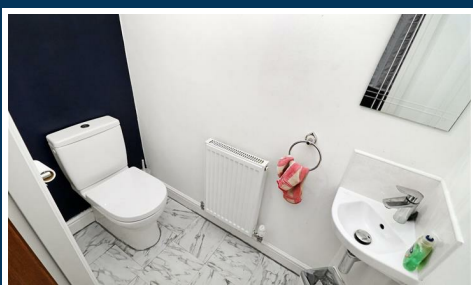
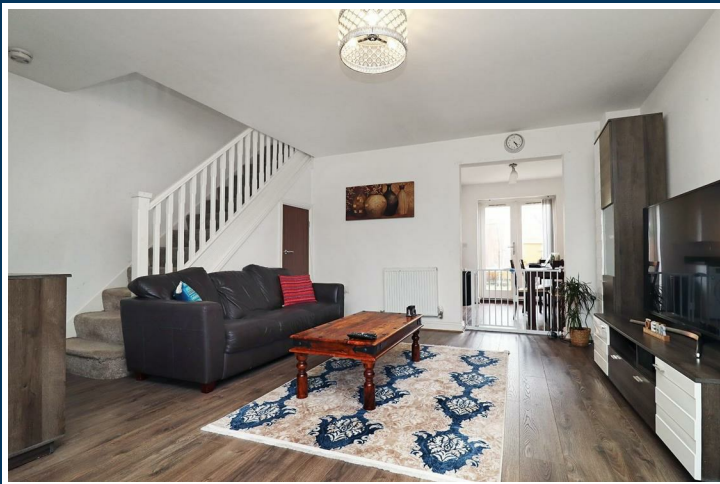
### DINING KITCHEN

15'10" x 9'3" (4.83m x 2.82m)

Fitted with contemporary high gloss white wall and base units beneath heat resistant work-surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring ceramic hob with stainless steel splash-back and chimney cooker hood above. Recess for an automatic washing machine and space for a fridge/freezer. Concealed wall mounted gas central heating boiler. Ample space for a table and chairs. Double glazed French windows to the rear terrace. Double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.

### FIRST FLOOR: LANDING

Spindle balustrade. Storage cupboard. Access to the boarded loft space via a folding ladder.



## BEDROOM ONE

11'5" x 9'1" (3.48m x 2.77m)

Double glazed window to the rear. Radiator.

## EN SUITE SHOWER ROOM/WC

9'1" x 3'10" (2.77m x 1.17m)

White/chrome pedestal wash basin with mixer tap and low-level WC set within tiled surrounds. Wide tiled enclosure with thermostatic shower. Tile effect flooring. Recessed LED lighting. Extractor fan. Radiator.

## BEDROOM TWO

12'9" x 9'1" (3.89m x 2.77m)

Double glazed window to the front. Radiator.

## BEDROOM THREE

11'1" x 7'5" (3.38m x 2.26m)

Double glazed window to the front. Radiator.

## FAMILY BATHROOM/WC

6'5" x 6' (1.96m x 1.83m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap and low-level WC. Opaque double glazed window to the rear. Partially tiled walls. Parquet effect flooring. Recessed LED lighting. Extractor fan. Radiator

## OUTSIDE

Two allocated parking spaces.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

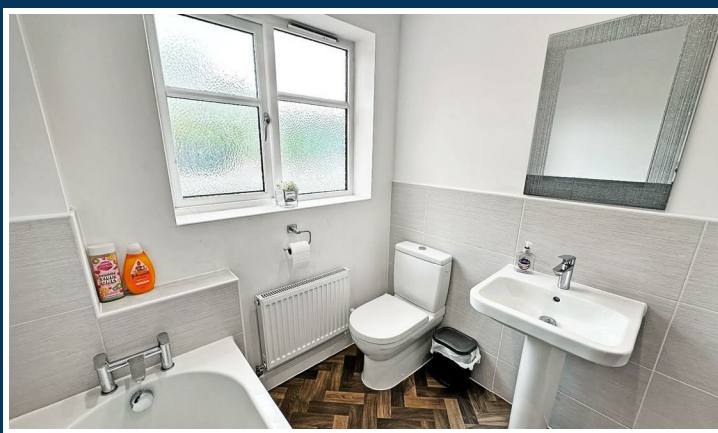
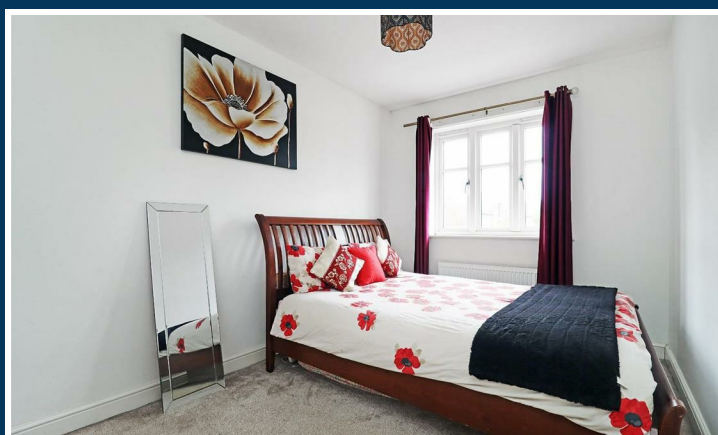
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

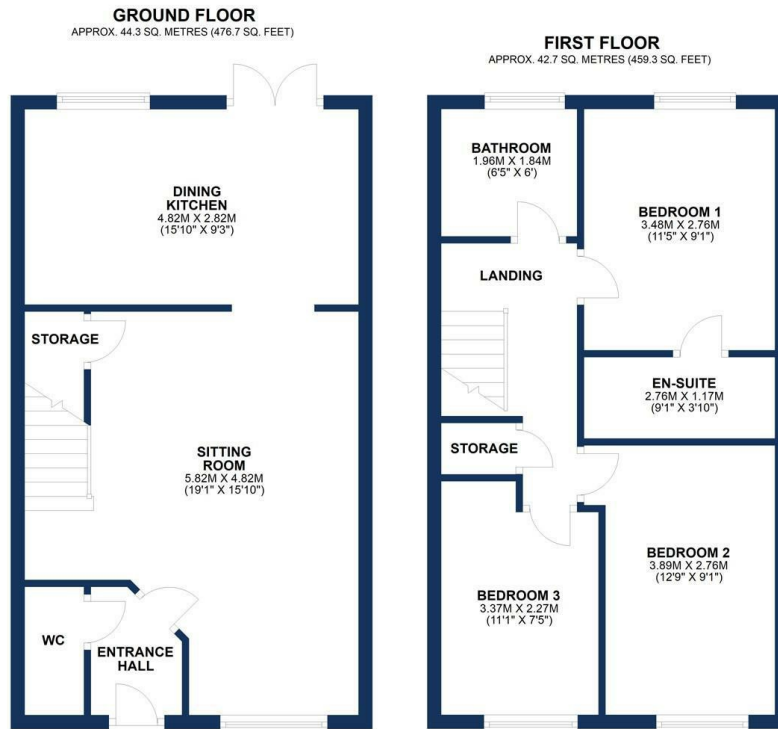
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## NOTE

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



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TOTAL AREA: APPROX. 87.0 SQ. METRES (936.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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