

John N
Hilditch & Co



**24 WELDON ROAD, ALTRINCHAM,
CHESHIRE, WA14 4EH**

OCCUPYING AN EXTREMELY CONVENIENT LOCATION WITHIN WALKING DISTANCE OF ALTRINCHAM AND THE METRO LINK A WELL PRESENTED THREE BEDROOMED VICTORIAN TERRACED HOUSE WITH THE ADDITIONAL POTENTIAL TO CONVERT REASONABLE SIZE CELLARS.

NO CHAIN

£225,000

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Email: sales@jhilditch.com

DESCRIPTION

Occupying an excellent location within walking distance of Altrincham, John Leigh Park and the Metrolink system, this bay fronted Victorian terraced house offers well planned accommodation spread over two floors plus cellars. Briefly the gas centrally heated accommodation comprises a welcoming entrance hall with attractive wood effect laminate floor covering which runs through into the dining room. The ground floor also includes a lounge, kitchen and access to the lower ground floor. At first floor level are two double and one single bedroom and a family bathroom. At lower ground floor level are useful cellar chambers, whilst externally are the gardens as described overleaf.

Weldon Road is characterised by a mixture of two and three bedroomed terraced and semi detached houses and is set within ten to fifteen minutes flat walking distance of all amenities. Altrincham's busy market town centre is complemented by Hale with its range of shops and restaurants, the urban motorway network and International Airport are on the doorstep and sporting and recreational facilities abound. John Leigh Park sits within easy walking distance and schools for all ages serve the area.

DIRECTIONS

From the centre of Altrincham proceed along the main A56 in the direction of Broadheath turning left onto Oldfield Road and second right onto Lawrence Road bearing almost immediately right into Weldon Road.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

COVERED PORCH

original solid hardwood front door with opaque glass inset leading to entrance hallway.

ENTRANCE HALLWAY 3.82 X 1 (12'6" X 3'3")

with attractive wood effect laminate floor covering. Single radiator. Moulded ceiling cornicing and original plasterwork. Staircase to first floor landing

LOUNGE (FRONT) 4.08 X 3.6 (13'4" X 11'10")

the focal point of which is an attractive polished hardwood fireplace surround with marble inset and hearth incorporating coal effect gas fire. Double leaf radiator. Television point. Moulded ceiling cornicing.

DINING ROOM 4.06 X 3.6 (13'4" X 11'10")

the focal point of which is a polished fireplace surround with marble inset and hearth incorporating coal effect gas fire. Double leaf radiator. Picture rail. Continuation of the wood effect laminate flooring which comes through from the entrance hallway.

SMALL INNER VESTIBULE AREA

with staircase to lower ground floor and cellar.

KITCHEN 2.57 X 2.46 (8'5" X 8'1")

single drainer stainless steel sink unit with base cupboards, drawers, matching eye level cupboards and heat resistant work tops. Electric cooker point. Double leaf radiator. Partly tiled walls. Quarry tiled floor. Courtesy door to back garden.

Staircase from inner hallway to lower ground floor and cellar.

LOWER GROUND FLOOR AND CELLAR

Beneath 24 Weldon Road are good sized cellar chambers which could easily be used as a workshop or study with ample headroom. Staircase from hallway to first floor and landing.

FIRST FLOOR & LANDING

LANDING 4.16 X 1.69 (13'8" X 5'7") INCLUDING STAIRDROP with large loft hatch.

INNER LANDING AREA 2.06 X 0.76 (6'9" X 2'5") with additional loft hatch also giving access to bathroom and bedroom three.

BEDROOM ONE 4.48 X 3.61 (14'8" X 11'10") with two picture windows overlooking the front. Double leaf radiator.

BEDROOM TWO 4.20 X 3.11 (13'9" X 10'2") single radiator. Picture window overlooking rear courtyard and garden.

BEDROOM THREE (REAR) 2.97 X 2.43 (9'9" X 8'0") double leaf radiator. Picture window overlooking rear garden.

BATHROOM 1.84 X 1.93 (6'0" X 6'4") fitted with a white suite comprising rectangular pedestal wash basin, low level wc, panelled bath all in a fully tiled surround with a thermostatic shower unit, curtain and rail over the bath. Tile effect lino covering. Wall mounted heated towel rail. Recessed downlighters.

EXTERNALLY

UTILITY OUTHOUSE 2.73 X 1.87 (8'11" X 6'2") with wall mounted gas fired central heating boiler. Plumbing and space for washer and dryer.

OUTSIDE WC
lavatory and wall mounted wash basin.

GARDENS
the gardens to the front are small but neatly laid out, whilst to the rear adjacent to the rear courtyard is a pedestrian right of way beyond which is a good sized area of lawn flanked by mature herbaceous borders enclosed to the rear by a tall leylandi hedge ensuring an excellent level of privacy. There is a flagged patio at the bottom of the garden.

SERVICES:
All mains services are connected, a telephone is at present installed and there is a more than adequate supply of power points.

TENURE:
Freehold.

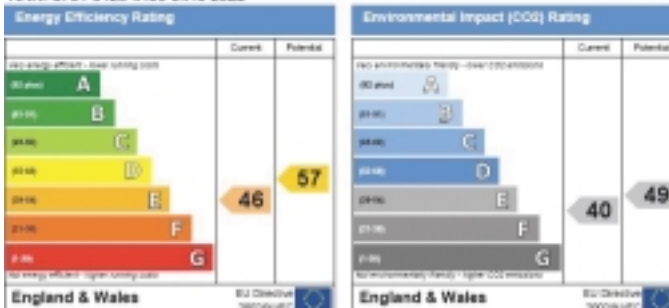
ASSESSMENT:
Trafford Borough Council. Council Tax Band 'C'

VACANT POSSESSION UPON COMPLETION

VIEWING:
By appointment through the Agent.



Address: 24, Weldon Road, ALTRINCHAM, WA14 4EH
 ORN: 8761-4126-4190-0415-2022



24 WELDON ROAD, ALTRINCHAM
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 Made with Hitecplan 62009

FLOOR PLANS

Not to Scale. For Illustration purposes only.

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