



37 ST MARKS AVENUE | ALTRINCHAM

OFFERS OVER £460,000

A superbly presented and proportioned traditional semi detached family home in a sought after location where viewing is essential to appreciate the accommodation on offer. The accommodation briefly comprises entrance hall, front living room, impressive full width dining kitchen to the rear leading onto a rear entrance vestibule/utility room with door to the rear gardens, access to the garage and also access to the ground floor cloakroom/WC. To the first floor there are three bedrooms & modern bathroom/WC. Externally there is off road parking within the driveway which also provides to the integral garage.

POSTCODE: WA14 4JB

DESCRIPTION

This traditional semi-detached family home has been re-designed and modernised over the years to create superbly presented and proportioned accommodation which needs to be seen to be appreciated.

The welcoming entrance hall provides a feeling of space immediately and provides access onto the bay fronted sitting room with a focal point of a living flame gas fire. To the rear the property has been extended and re-planned to create a superb dining kitchen with doors to the rear gardens and an adjacent separate utility room which provides access to the integral garage and the rear gardens and the ground floor cloakroom/WC.

To the first floor there are three bedrooms serviced by the modern family bathroom/WC fitted with a white suite with chrome fittings and with underfloor heating.

To the front of the property the block paved driveway provides off road parking and has an adjacent corner flower bed. To the rear and accessed via the utility room there is a flagged patio seating area with raised lawned gardens which incorporate a further decked seating area all benefiting from a southerly aspect to enjoy the sun all day.

The location is ideal with Oldfield Brow primary school on the doorstep and also being within the catchment area of highly regarded secondary schools. The property is approximately 1 mile from the shopping centre of the market town of Altrincham with the market and the Metrolink railway station providing a commuter service into Manchester and also well placed for surrounding network of motorways and Manchester International Airport.

A superbly presented and maintained family home and viewing is essential to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

14'7" x 6'7" (4.45 x 2.01)

With leaded and stained effect glass panelled PVCu double glazed front door with matching window to the front. Laminate flooring. Telephone point. Spindle balustrade staircase to first floor. Under stairs storage cupboard. Radiator.

SITTING ROOM

13'9" x 11'11" (4.19 x 3.63)

With a focal point of a living flame gas fire with marble effect insert and hearth. PVCu double glazed bay window to the front. Television aerial point. Ceiling cornice. Picture rail.

DINING KITCHEN

22'11" x 12'7" (6.99 x 3.84)

COMPRISING DINING AREA

With stripped floor boards and a focal point of a cast iron fireplace with tiled hearth. Fitted storage cupboard and drawers. PVCu double glazed window overlooking the south facing rear gardens. Radiator. Breakfast bar. Telephone point.

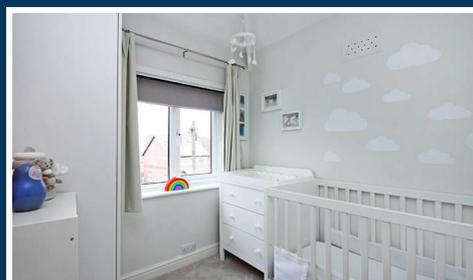
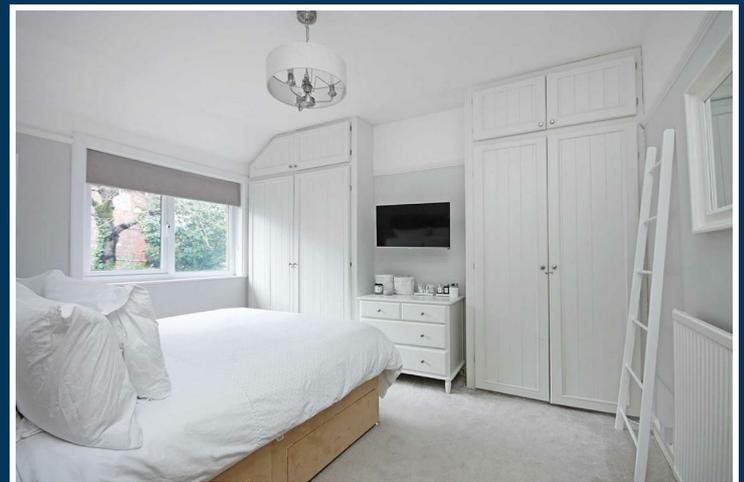
KITCHEN

Fitted with a comprehensive range of white units with granite work surfaces over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill and microwave. Five ring gas hob with extractor hood over. Tiled splash back. Tiled floor. Space for fridge freezer. Plinth heater. Recessed low voltage lighting. PVCu double glazed window overlooking the rear gardens.

UTILITY

10'7" x 5'6" (3.23 x 1.68)

With glass panelled door providing access to the rear gardens. Plumbing for washing machine. Space for dryer. Radiator. Tiled floor. Access to garage.



CLOAKROOM

With low level WC and wash hand basin. Opaque PVCu double glazed window to the rear. Tiled floor. Tiled splash back. Recessed low voltage lighting. Extractor fan. Radiator.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

12'6" x 12'1" (3.81 x 3.68)

With fitted wardrobes along one wall. PVCu double glazed window to the rear. Radiator. Picture rail.

BEDROOM 2

12'3" x 11'3" (3.73 x 3.43)

PVCu double glazed window to the front. Radiator. Picture rail.

BEDROOM 3

7'8" x 6'7" (2.34 x 2.01)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'0" x 6'7" (2.44 x 2.01)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mixer shower, corner tiled shower cubicle, wash hand basin and WC. Recessed low voltage lighting. Chrome heated towel rail. Opaque PVCu double glazed window to the rear. Tiled walls and floor. Underfloor heating.

OUTSIDE

INTEGRAL GARAGE

16'11" x 8'10" (5.16 x 2.69)

With up and over door. Light and power. Wall mounted gas central heating boiler. Sky light.

To the front of the property the block paved drive provides off road parking and has an adjacent corner flower bed and fenced borders.

To the rear and accessed via the utility room there is a flagged patio seating area with delightful raised lawned gardens beyond which incorporate a further decked seating area with mature hedge and fence borders. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

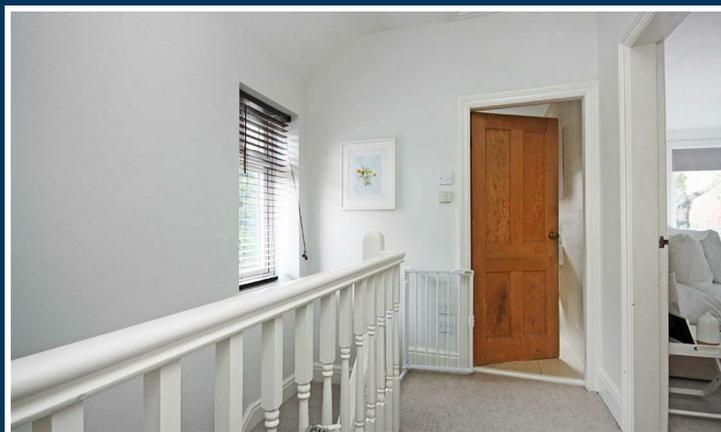
Trafford Borough Council Band "D"

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years. Full details will be provided by our clients Solicitor.

NOTE

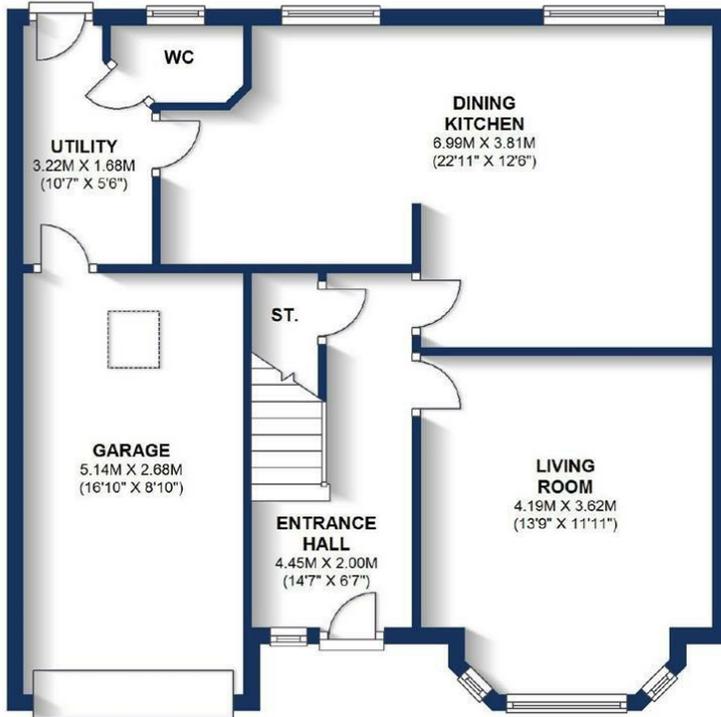
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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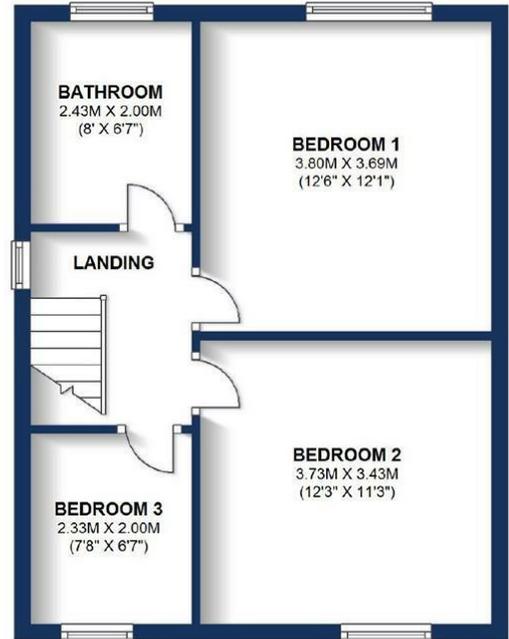
GROUND FLOOR

APPROX. 68.7 SQ. METRES (740.0 SQ. FEET)



FIRST FLOOR

APPROX. 43.2 SQ. METRES (464.8 SQ. FEET)



TOTAL AREA: APPROX. 111.9 SQ. METRES (1204.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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