

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



/ 15 SHAFTESBURY AVENUE / TIMPERLEY

OFFERS OVER £550,000

A beautifully presented traditional detached family home in an ideal location within easy reach of Timperley village centre and Altrincham town centre and within the catchment area of highly regarded primary and secondary schools. The well proportioned accommodation briefly comprises enclosed porch, large entrance hall, front sitting room with double doors leading onto an impressive open L-shaped dining kitchen with adjacent conservatory with double doors to the delightful rear gardens. Separate cloakroom & WC. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further bedrooms with fitted furniture serviced by the family bathroom/WC. Off road parking within the block paved driveway which continues to the side to the detached garage. To the rear is a patio seating area leading onto gardens laid mainly to lawn and with well stocked flower beds and enjoying a high degree of privacy.

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DIRECTIONS

Travelling from our Timperley office proceed towards the village and continue straight through the traffic lights into the continuation of Stockport Road. At the next lights turn left onto Shaftesbury Avenue and immediately left onto the service road

DESCRIPTION

A Superbly Presented Detached Family Home In A Sought After Location

DESCRIPTION

This traditional detached family home is ideally located and needs to be seen to be appreciated.

The accommodation is approached via an enclosed porch leading onto a wide welcoming entrance hall with separate cloaks cupboard and access to the downstairs WC. To the front of the property is a large bay fronted sitting room with double doors leading onto an impressive L-shaped dining kitchen. The kitchen is fitted with newly installed contemporary units and includes a central island with breakfast bar and also a separate utility cupboard. Sliding doors from the dining area lead to the rear conservatory which has double doors onto the rear garden. To the first floor the master bedroom benefits from an en-suite shower room/WC and there are two further excellent bedrooms with fitted furniture and serviced by the family bathroom/WC.

Externally to the front of the property there is off road parking within the block paved driveway which continues to the side leading to the detached garage.

To the rear and accessed via the conservatory there is a patio seating area with delightful gardens beyond laid mainly to lawn and with well stocked flower beds and enjoying a high degree of privacy. There is also a door to the garage and separate storage shed.

The location is ideal being within easy reach of Timperley village centre and Altrincham town centre with the Metrolink station providing a commuter service into Manchester. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Leaded effect PVCu double glazed front door with matching side screen. Tiled floor. Power point.

ENTRANCE HALL

PVCu double glazed front door. Spindle balustrade staircase to first floor. Ceiling cornice. Cloaks cupboard with opaque PVCu double glazed window to the front. Radiator. Telephone point. Laminate wood flooring.

SITTING ROOM

17'4" x 11'10"

With lead effect PVCu double glazed bay window to the front. Raised living flame gas fire. Two opaque PVCu double glazed windows to the side. Television aerial point. Telephone point. Radiator. Ceiling cornice. Laminate wood flooring. Double doors to:



LARGE L-SHAPED DINING KITCHEN

20'4" x 19'3" maximum measurements

An impressive open plan space fitted with a contemporary range of grey high gloss units with contrasting work surfaces incorporating a 1 1/2 sink unit with drainer. Integrated double oven plus induction hob with stainless steel extractor hood above. Space for American style fridge/freezer. Integrated dishwasher. Central island with further storage and breakfast bar. Laminate wood flooring. Leaded effect PVCu double glazed window to the rear. Separate utility cupboard with plumbing for washing machine and space for dryer plus extractor fan. Radiator. Ample space for dining suite. Recessed low voltage lighting. Laminate wood flooring. Sliding doors to;

CONSERVATORY

11'8" x 11'0"

With tiled floor. Light and power. Radiator. Opaque PVCu double window to the side. PVCu double glazed doors lead onto the attractive rear gardens.

CLOAKROOM

With a suite comprising WC and vanity wash basin. Tiled splashback. Laminate wood flooring. Extractor fan.

FIRST FLOOR

LANDING

Lead effect PVCu double glazed window to the side. Loft access hatch. Airing cupboard housing Worcester combination gas central heating boiler and radiator.

BEDROOM ONE

12'5" x 11'0"

Lead effect PVCu double glazed window to the rear. Fitted wardrobes, bedside cabinets and dressing table. Radiator. Television aerial point. Telephone point. Ceiling cornice.

EN SUITE

7'11" x 4'4"

With a suite comprising tiled shower cubicle, WC and pedestal wash basin. Tiled walls and floor. Radiator. Recessed low voltage lighting. Extractor fan.

BEDROOM TWO

15'9" x 11'1"

Lead effect PVCu double glazed bay window to the front. Fitted wardrobes and bedside cabinets. Radiator. Ceiling cornice.

BEDROOM THREE

8'8" x 7'5"

Lead effect PVCu double glazed window to the front. Fitted wardrobes and overhead cupboards and drawers. Radiator. Ceiling cornice.

BATHROOM

7'8" x 5'10"

With a suite comprising panelled bath with electric shower over, WC and wash hand basin. Tiled walls and floor. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting.

OUTSIDE

To the front of the property the block paved driveway provides off road parking and has adjacent lawned garden. The driveway continue to the side leading to the detached garage and there is gated access to the rear. To the rear and accessed via the conservatory there is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and fence borders. From the gardens there is a door to the garage and there is also a separate shed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Trafford Borough Council Band "E"

TENURE

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

NOTE

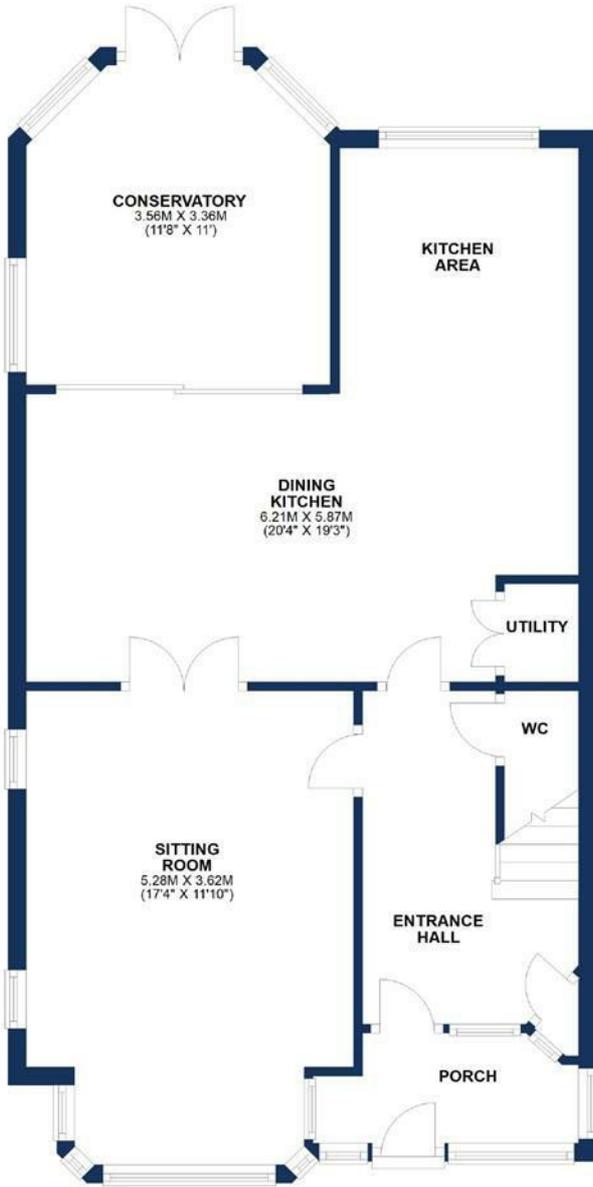
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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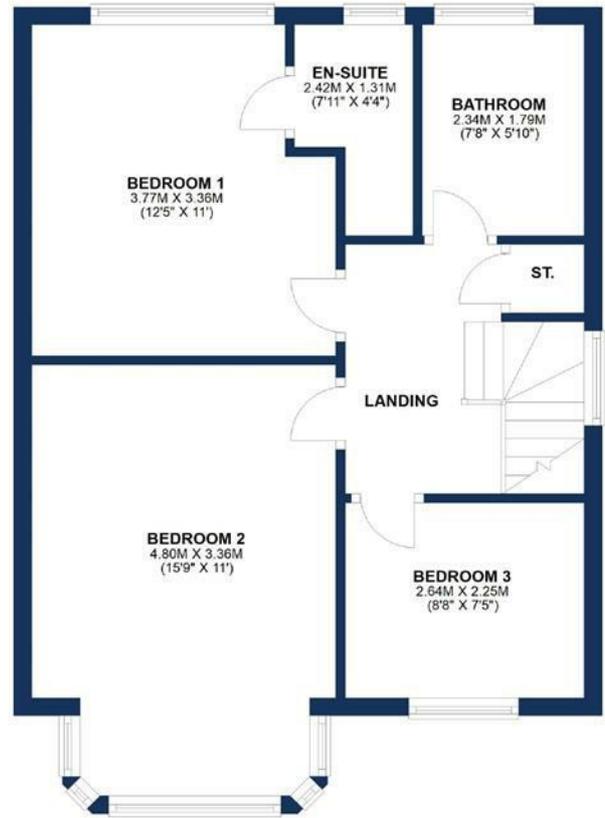
GROUND FLOOR

APPROX. 70.0 SQ. METRES (753.1 SQ. FEET)



FIRST FLOOR

APPROX. 48.4 SQ. METRES (520.9 SQ. FEET)



TOTAL AREA: APPROX. 118.4 SQ. METRES (1274.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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