



16 WAINWRIGHT ROAD | ALTRINCHAM

OFFERS OVER £1,100,000

NO ONWARD CHAIN

A spacious detached family house with exceptional rear gardens positioned in a highly sought after location. The accommodation briefly comprises recessed porch, entrance hall, cloakroom/WC, sitting room, dining room, morning room, fitted kitchen, four excellent bedrooms, study, bathroom and WC. Gas fired central heating. Ample off road parking. Attached garage and detached garage.

POSTCODE: WA14 4BW

DESCRIPTION

Inspired by the Arts and Crafts movement this detached family house occupies a plot extending to approximately ¼ acre and forms part of a highly favoured locality developed mainly with individually designed properties standing in mature grounds beyond the grass verge and tree lined carriageway.

The landscaped rear gardens are certainly a feature and incorporate a full width paved terrace and vast expanse of lawn flanked by well stocked borders and screened by mature hedges and a variety of trees all of which combines to create a delightful setting.

The accommodation has been constructed to an attractive double fronted design with partially rendered elevations and tall bay windows beneath a tiled roof. Although obviously well cared for the property also represents an ideal opportunity to remodel to individual taste and there is much further potential subject to obtaining the relevant approval.

Internally the wide entrance hall forms a welcoming reception area with cloakroom/WC to one side and leads onto a well proportioned sitting room with the focal point of a charming tiled fireplace and leaded light bay window. Overlooking the rear gardens a generous dining room is ideal for formal entertaining and the adjacent morning room opens onto a dual aspect fitted kitchen.

At first floor level there are four excellent bedrooms, three of which benefit from fitted furniture and a study which may be an advantage for those who choose to work from home. There is also a bathroom and separate WC.

Approximately a ½ mile distant is the shopping centre of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, a few hundred yards to the east is John Leigh Park with tennis courts and recreation areas.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

Brick arch and quarry tiled floor. Opaque glazed/ panelled front door set within matching side-screens.

ENTRANCE HALL

Spindle balustrade staircase with decorative opaque leaded light window at half landing level. Under-stair storage cupboard with space for hanging coats and jackets. Coved cornice. Radiator.

CLOAKROOM/WC

Pedestal wash basin and low level WC. Fitted cloaks cupboard containing hanging rails and shelving with cupboards above. Opaque timber framed arched window to the front. Opaque timber framed window to the side. Partially tiled walls. Radiator.

SITTING ROOM

16'7" x 13'11" (5.05m x 4.24m)

Tiled fireplace surround with coal effect living flame gas fire. Timber framed bay window with leaded top light. Four wall light points. Coved cornice. Radiator.

DINING ROOM

13'10" x 13' (4.22m x 3.96m)

Leaded light/panelled door set within a matching surround to the side. Two timber framed windows to the rear. Three wall light points. Coved cornice. Plate rail. Two radiators.

MORNING ROOM

13' x 10' (3.96m x 3.05m)

Matching fitted units and ample space for a breakfast table and chairs. Timber framed window to the rear. Radiator.

KITCHEN

13' x 8' (3.96m x 2.44m)

Matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink. Space for a cooker. Recess for a dishwasher and automatic washing machine. Space for a fridge/freezer. Door to the side. Timber framed windows to the side and rear. Partially tiled walls. Tiled floor. Extractor fan.



FIRST FLOOR

LANDING

Airing cupboard with shelving and housing the hot water cylinder. Three light wells. Radiator.

BEDROOM ONE

16'7" x 13'11" (5.05m x 4.24m)

Fitted wardrobes containing hanging rails and shelving with cupboards above. Timber framed bay window with leaded top light to the front. Two wall light points. Coved cornice. Radiator.

BEDROOM TWO

13' x 12' (3.96m x 3.66m)

Pedestal wash basin. Timber framed window to the side. Coved cornice. Radiator.

BEDROOM THREE

13' x 10'8" (3.96m x 3.25m)

Fitted wardrobes with cupboards above, chest of drawers and twin pedestal dressing table. Pedestal wash basin. Timber framed window with leaded top light to the side. Coved cornice. Radiator.

BEDROOM FOUR

10'4" x 9'6" (3.15m x 2.90m)

Fitted wardrobes with cupboards above and twin pedestal dressing table. Timber framed window with leaded top light to the front.

STUDY

7'6" x 6'2" (2.29m x 1.88m)

Fitted bookshelves and cupboards. Timber framed window with leaded top light to the front. Picture rail. Radiator.

BATHROOM

8'5" x 6' (2.57m x 1.83m)

Panelled bath with mixer/shower tap and pedestal wash basin. Mirror fronted cabinet. Opaque timber framed window to the rear. Tiled walls. Tile effect flooring. Radiator.

WC

Low level WC. Opaque timber framed window to the rear. Tiled walls. Tile effect flooring.

OUTSIDE

ATTACHED GARAGE

16'7" x 10'2" (5.05m x 3.10m)

Electrically operated up and over door. Opaque timber framed window to the side.

DETACHED GARAGE

16'5" x 10'1" (5.00m x 3.07m)

Up and over door. Timber framed window to the rear. Light and power.

WC

Low level WC and adjacent external store housing the gas fired central heating boiler.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

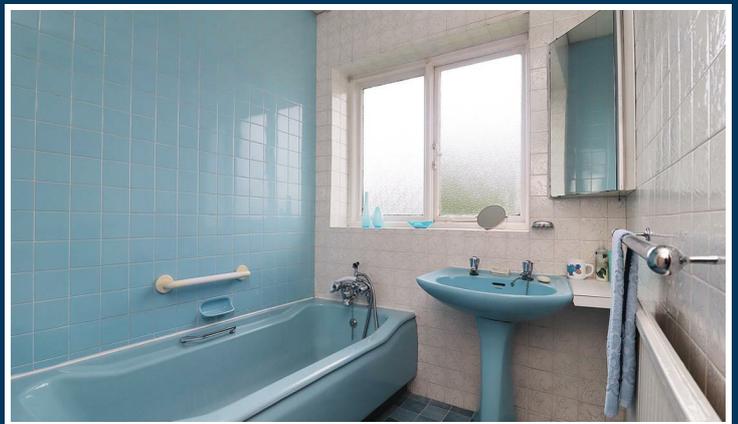
We are informed the property is Freehold and subject to a Chief Rent of approximately £5.00 per annum. This should be verified by your Solicitor.

COUNCIL TAX

Band G

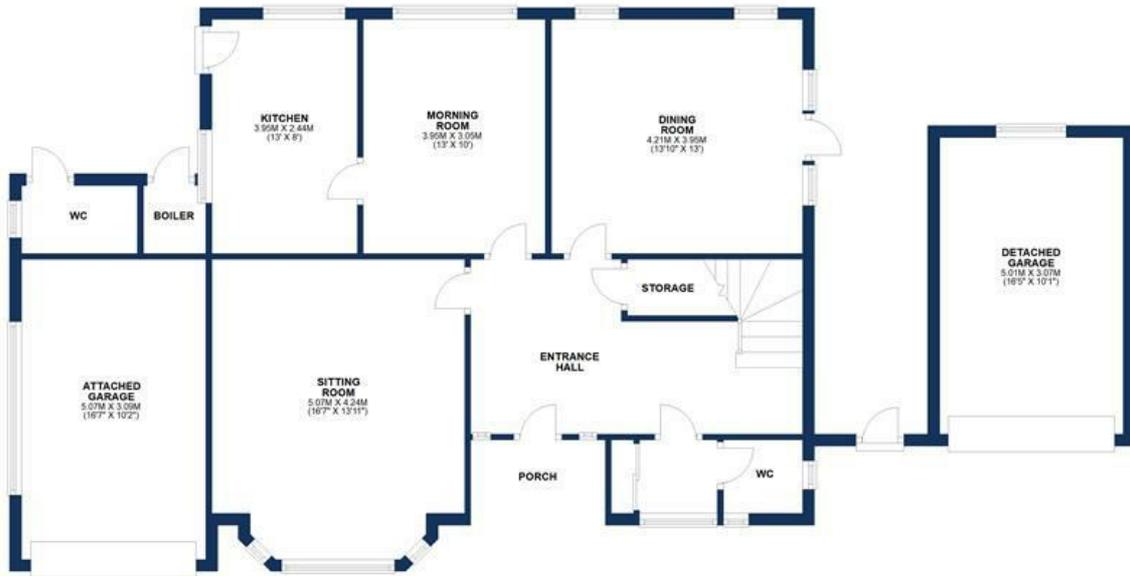
NOTE

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. 121.1 SQ. METRES (1303.8 SQ. FEET)



FIRST FLOOR
APPROX. 84.6 SQ. METRES (910.8 SQ. FEET)



TOTAL AREA: APPROX. 205.7 SQ. METRES (2214.3 SQ. FEET)
Figures For Illustrative Purposes Only



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