



10 POLLEN ROAD | ALTRINCHAM

£475,000

A beautifully refurbished and re-planned end of terrace with open plan living space and superb period features. The accommodation briefly comprises covered porch, entrance hall, sitting room with cast iron fireplace, living/dining kitchen with feature fireplace and French windows to the gardens, cloakroom/WC, four excellent bedrooms and well appointed shower room/WC. Gas fired central heating and PVCu double glazing. Partially walled rear courtyard with seating area opening onto a garden laid mainly to lawn. Permit parking.

POSTCODE: WA14 4HA

DESCRIPTION

Built circa 1900 this end of terrace has been sympathetically refurbished and re-planned by the current owners to create sought after open plan living space. The exceptionally well presented interior features a Shaker style fitted kitchen and luxurious bathroom complimented by features of the period with tasteful decor throughout. The property also benefits from PVCu double glazing and gas fired central heating.

Approached beyond an attractive composite front door the entrance hall leads onto an elegant sitting room with cast iron fireplace flanked by revealed brick walls and original natural wood flooring. Positioned to the rear the living/dining area features a stunning fireplace alongside French windows opening onto the delightful courtyard garden and the adjacent kitchen is fitted with beautiful Shaker style units and integrated appliances. Completing the ground floor there is also a well appointed cloakroom/WC.

At first floor level there are three excellent bedrooms, one of which is currently used as an office which may prove ideal for those who choose to work from home. The sumptuous bathroom is appointed with period style white/chrome fittings and wide walk-in shower all set within a panelled dado. Importantly the spacious landing features built-in wardrobes and additional storage solutions.

To the second floor the master bedroom benefits from fitted furniture and there are commanding views toward the West Pennines.

Externally to the front there is permit parking available whilst to the rear there is a partially walled courtyard with decked path flanked by raised flower beds leading to a paved seating area. Gated access leads onto a private garden laid mainly to lawn with well stocked borders.

Pollen Road is positioned within the Linotype Conservation Area with period properties of varying design combining to create an attractive setting. Approximately a ½ mile distant is the shopping centre of the market town 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 south is John Leigh Park with tennis courts and recreation areas.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Pitched tiled roof with timber frame. Opaque leaded light effect/panelled wood grain effect composite front door beneath a brick arch.

ENTRANCE HALL

Staircase to the first floor. Space for hanging coats and jackets. Natural wood flooring. Coved cornice. Covered radiator.

SITTING ROOM

12'8" x 9'6" (3.86m x 2.90m)

Cast iron fireplace with decorative tiled hearth flanked by revealed brick walls and built-in cupboards. PVCu double glazed window to the front. Natural wood flooring. Coved cornice. Radiator.

LIVING/DINING KITCHEN

Planned to incorporate:

LIVING/DINING ROOM

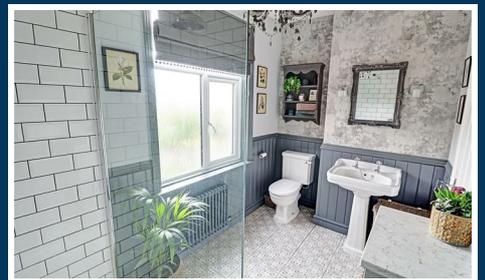
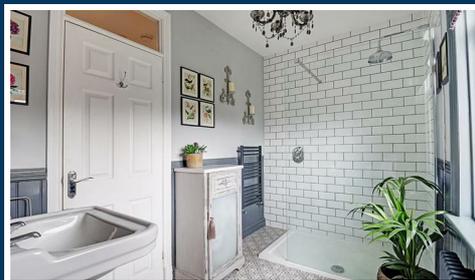
16'1" x 12' (4.90m x 3.66m)

With the continuation of the natural wood flooring. Period style fireplace surround with revealed brick insert and quarry tiled hearth. Bespoke bookshelves with cupboards beneath to the chimney breast recess. PVCu double glazed French windows to the rear. Provision for a wall mounted flat screen television. Radiator. Wide opening to:

KITCHEN

10'10" x 7'11" (3.30m x 2.41m)

Fitted with a range of Shaker style wall and base units beneath natural wood work surfaces/up-stands and inset ceramic drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan oven/grill, four ring gas hob with stainless steel chimney cooker hood above and fridge/freezer. Recess for an automatic washing machine. Storage cupboard housing the wall mounted gas central heating boiler. Two PVCu double glazed windows to the side. Velux window. Wood effect tiled floor. Recessed LED lighting. Two contemporary vertical radiators.



CLOAKROOM/WC

White/chrome low level WC with integrated wash basin plus mixer tap. Opaque PVCu double glazed window to the side. Partially tiled walls. Recessed LED lighting.

FIRST FLOOR

LANDING

Oak hand rail and glass balustrade. Bespoke fitted furniture including wardrobes and storage cupboards. Recessed LED lighting. Covered radiator.

BEDROOM TWO

10'6" x 9'5" (3.20m x 2.87m)

PVCu double glazed window to the front. Radiator.

BEDROOM THREE

10'10" x 7'11" (3.30m x 2.41m)

PVCu double glazed window to the rear. Radiator.

BEDROOM FOUR

9'6" x 5'4" (2.90m x 1.63m)

Currently used as an office with PVCu double glazed window to the front. Radiator.

SHOWER ROOM/WC

10'9" x 6'2" (3.28m x 1.88m)

Fitted with a period style white/chrome suite comprising pedestal wash basin and low level WC set within a panelled dado. Wide walk-in tiled shower with thermostatic rain shower. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Heated towel rail and period style radiator.

SECOND FLOOR

LANDING

Built-in storage cupboard with shelving.

BEDROOM ONE

12'2" x 11'7" (3.71m x 3.53m)

Bespoke fitted wardrobes containing hanging rails and shelving. Access to eaves storage. Two velux windows. Recessed LED lighting. Covered radiator.

OUTSIDE

Permit parking is available.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

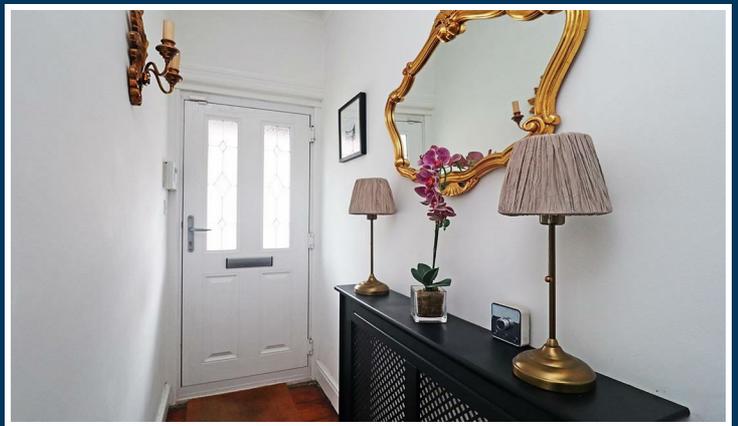
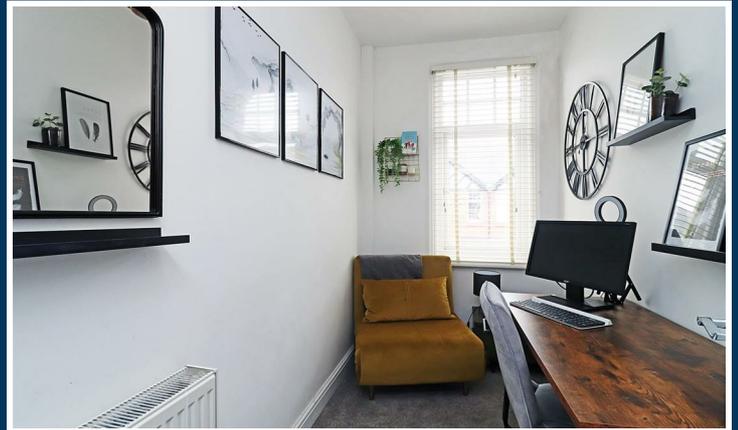
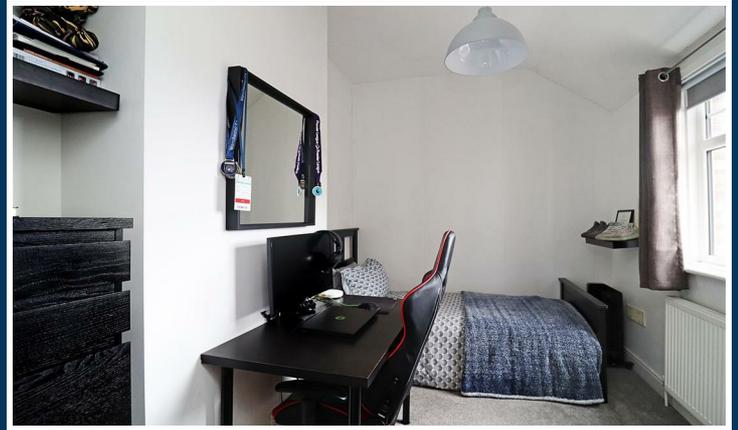
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

NOTE

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



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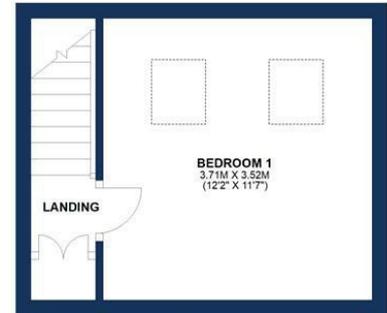
GROUND FLOOR
APPROX. 43.4 SQ. METRES (467.5 SQ. FEET)



FIRST FLOOR
APPROX. 41.0 SQ. METRES (441.3 SQ. FEET)



SECOND FLOOR
APPROX. 16.6 SQ. METRES (178.2 SQ. FEET)



TOTAL AREA: APPROX. 101.0 SQ. METRES (1087.0 SQ. FEET)
Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011
E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510
E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654
E: TIMPERLEY@IANMACKLIN.COM