



**82 SHAFTESBURY AVENUE | ALTRINCHAM**

**OFFERS OVER £525,000**

**\*\*\*NO ONWARD CHAIN\*\*\***

A superbly presented and generously proportioned detached bungalow with secluded southerly facing rear gardens. The accommodation briefly comprises entrance hall, spacious sitting room with stunning fireplace, separate dining room opening onto a fitted kitchen with integrated appliances, conservatory with French windows to the rear terrace, three excellent bedrooms with fitted furniture and modern shower room/WC. Gas fired central heating and PVCu double glazing. Detached double garage with remotely operated door beyond electrically operated wrought iron gates.

POSTCODE: WA15 7NW

## DESCRIPTION

Properties on Shaftesbury Avenue are set well back from the carriageway with the immediate vicinity comprising a variety of bungalows standing within mature gardens all of which combines to create an attractive setting. The area is well placed for access to local transport links including the surrounding network of motorways and Manchester International Airport. Timperley village is less than half a mile distant to the north and the more comprehensive shopping centre of Altrincham is approximately one mile to the west. The property also lies within the catchment area of highly regarded primary and secondary schools.

This individually designed detached bungalow provides spacious and well balanced accommodation. The wide entrance hall provides access to both the sitting room with the focal point of a stunning marble fireplace and the fitted kitchen which benefits from a range of integrated appliances. Approached from the kitchen beyond an archway, the separate dining room is suitable for formal guests and in turn leads onto the conservatory through glazed bi-folding doors. The conservatory enjoys delightful views across the grounds and French windows open onto the block paved terrace which is ideal for entertaining during the summer months.

The three excellent bedrooms feature a comprehensive range of fitted furniture and are served by a modern shower room/WC.

Gas central heating has been installed together with PVCu double glazing throughout.

The gardens are certainly a feature, laid mainly to lawn with a fence perimeter and importantly with a high degree of privacy and southerly aspect at the rear to enjoy the sunshine throughout the day. Externally to the front there is off road parking within the paved driveway and at the rear a double detached garage/workshop with remotely operated door and utility area is approached beyond electrically operated wrought iron gates.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Opaque leaded light effect/panelled hardwood front door set within matching side-screens. Storage cupboard with space for hanging coats and jackets. Decorative cornice. Two ceiling roses. Dado rail. Radiator.

#### SITTING ROOM

16'11" x 14'6" (5.16m x 4.42m)

Marble effect fireplace surround with marble insert and hearth. PVCu double glazed oriel bay window to the rear. Three wall light points. Decorative coved cornice. Ceiling and wall mouldings. Ceiling rose. Two covered radiators.

#### KITCHEN

11'5" x 11'3" (3.48m x 3.43m)

Matching wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap, tiled splash-back and integrated recessed LED lighting. Display unit. Integrated appliances include a double electric oven/grill, four ring ceramic hob with extractor/light above, fridge/freezer and dishwasher. Access to the partially boarded loft space via a retractable ladder. PVCu double glazed window to the side. Tiled floor. Panelled ceiling. Recessed low-voltage lighting. Plinth convector heater. Archway to:

#### DINING ROOM

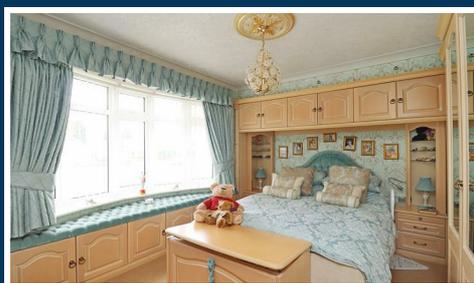
11'5" x 9'5" (3.48m x 2.87m)

Tiled floor. Decorative cornice. Plate rack. ceiling rose. Covered radiator. Twin leaded light effect/panelled bi-folding doors to:

#### CONSERVATORY

12' x 11' (3.66m x 3.35m)

Brick built to the lower part, PVCu framed and double glazed beneath a translucent roof. French windows to the block paved terrace. Radiator.



## BEDROOM ONE

13'2" x 12'4" (4.01m x 3.76m)

Fitted furniture including wardrobes containing hanging rails and shelving and recess for a double bed flanked by matching bedside tables with cupboards above. PVCu double glazed bay window to the front. Covered cornice, Ceiling rose. Two radiators.

## BEDROOM TWO

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

Modern beech effect fitted wardrobes containing hanging rails and shelving with integrated LED lighting. Matching chest of drawers and bookshelves. PVCu double glazed window to the side. Ceiling rose. Radiator.

## BEDROOM THREE

11'5" x 9'2" (3.48m x 2.79m)

Currently used as an office/hobby room with contemporary fitted furniture including concealed retractable desks, drawers and shelving plus three LED light points. Matching fitted storage cupboard with shelving. PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Vertical radiator.

## SHOWER ROOM/WC

7'4" x 5'10" (2.24m x 1.78m)

White/chrome wall mounted wash basin with mixer tap, towel rails and glass shelving. Cantilevered low level WC with concealed cistern. Tiled enclosure with thermostatic shower. Fitted beech effect cabinet. Two opaque PVCu double glazed windows to the side. Partially tiled walls. Tiled floor. Coved cornice. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### DETACHED DOUBLE GARAGE

Remotely operated up and over door. Light and power supplies. Utility area with stainless steel drainer sink, heat resistant work surfaces and recess for an automatic washing machine and tumble dryer. Workshop area with base units beneath heat resistant work surfaces. Retractable ladder to the boarded storage space. Opaque PVCu double glazed door to the side. Tiled floor.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

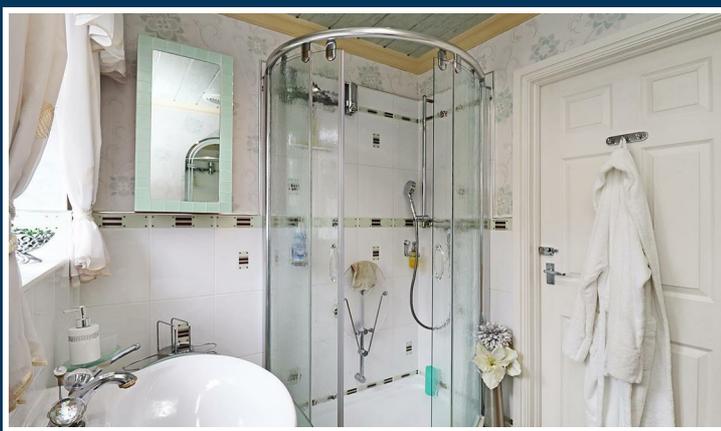
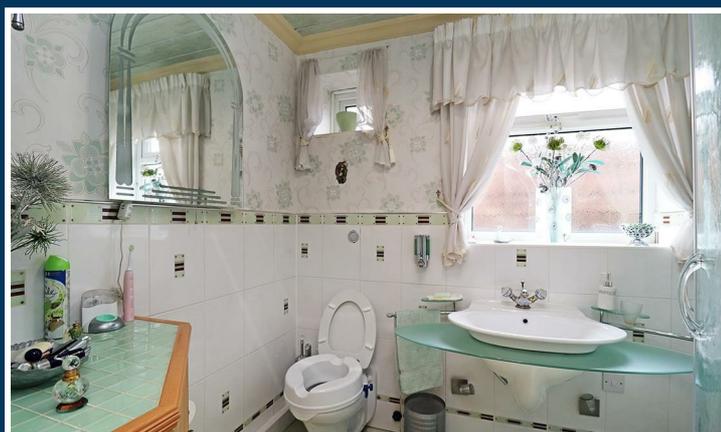
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

Band E

## 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. 105.3 SQ. METRES (1133.7 SQ. FEET)



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