



## 16 BEMROSE AVENUE | ALTRINCHAM

OFFERS OVER £375,000

A beautifully presented late Victorian terraced house with superb features of the period and positioned in the highly sought after Linotype Conservation Area. The well proportioned accommodation briefly comprises covered porch, entrance vestibule, sitting room with stunning fireplace, fitted dining kitchen with Shaker style units and integrated appliances, modern bathroom/WC with walk-in shower and three excellent bedrooms. Gas fired central heating and double glazing. Landscaped gardens to the front and rear.

POSTCODE: WA14 4HE

## DESCRIPTION

Bemrose Avenue is positioned within the Linotype Conservation Area and unusually the carriageway is intersected by a delightful wooded green. The immediate vicinity is highly sought after and surrounding period properties of varying design combine to create an attractive setting. 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 south is John Leigh Park with tennis courts and recreation areas.

This late Victorian terraced house has been carefully maintained and improved over the years with the benefit of gas fired central heating and double glazing. Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character remains with natural wood flooring, cast iron fireplaces and panelled doors.

The beautifully presented accommodation is approached beyond a covered porch and entrance vestibule which in turn leads onto a full width sitting room with the focal point of a stunning fireplace comprising multi fuel burning stove beneath an oak mantelpiece and set upon a slate hearth. The dining kitchen has been re-fitted with a range of Shaker style units and integrated appliances and provides ample space for a dining suite. Completing the ground floor there is a modern bathroom/WC complete with separate walk-in shower. At first floor level there are three elegant bedrooms including two doubles and a generous single.

Externally to the front a partially walled courtyard has been carefully designed to create a superb south facing seating area to enjoy the sunshine throughout the day. Whilst to the rear the gardens have been landscaped with artificial grass and a stone paved terrace which is ideal for entertaining during the summer months.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Wood grain effect composite front door with double glazed stained glass insert.

#### ENTRANCE VESTIBULE

Tiled floor. Partially panelled walls. Glazed/panelled door to:

#### SITTING ROOM

**15'6" x 13'1" (4.72m x 3.99m)**

"Clearview" multi-fuel burning stove, slate hearth and oak mantelpiece. Wide timber framed double glazed window to the front. Natural wood flooring. Coved cornice. Virgin media point. Radiator.

#### DINING KITCHEN

**15'6" x 12'9" (4.72m x 3.89m)**

Fitted with a range of Shaker style wall and base units beneath heat resistant work surfaces/up-stands and inset composite sink with professional style mixer tap and tiled splash-back. Integrated appliances include a "Belling" range oven with five ring gas hob plus wide chimney cooked hood above, fridge, freezer, dishwasher and automatic washing machine. Concealed wall mounted gas central heating boiler. Ample space for a table and chairs. Staircase to the first floor with storage cupboard beneath. Hardwood door to the side/rear. Timber framed double glazed window to the rear. Wood effect tiled floor. Recessed LED lighting. Coved cornice. Radiator.



## BATHROOM/WC

8'3" x 5'9" (2.51m x 1.75m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap and low level WC set within tiled surrounds. Walk-in tiled shower with thermostatic rain shower plus hand held attachment. Opaque timber framed double glazed window to the side. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

## FIRST FLOOR

### LANDING

Access hatch with retractable ladder to the fully boarded and insulated loft space.

### BEDROOM ONE

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

Built-in wardrobe containing hanging rail and shelving. Cast iron fireplace. Timber framed double glazed window to the rear. Natural wood flooring. Coved cornice. Radiator.

### BEDROOM TWO

13'2" x 8'3" (4.01m x 2.51m)

Cast iron fireplace. Timber framed double glazed window to the front. Natural wood flooring. Coved cornice. Radiator.

### BEDROOM THREE

10'3" x 6'11" (3.12m x 2.11m)

Currently used as a dressing room. Cast iron fireplace. Timber framed double glazed window to the front. Natural wood flooring. Coved cornice. Radiator.

## OUTSIDE

Permit parking available.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

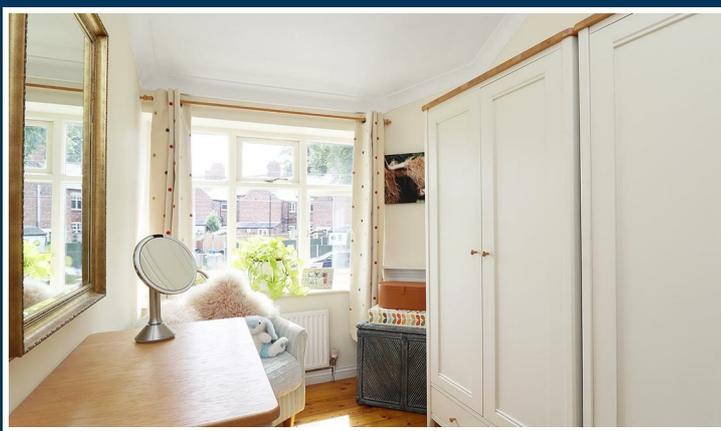
We are informed the property is Freehold. This should be verified by your Solicitor.

## COUNCIL TAX

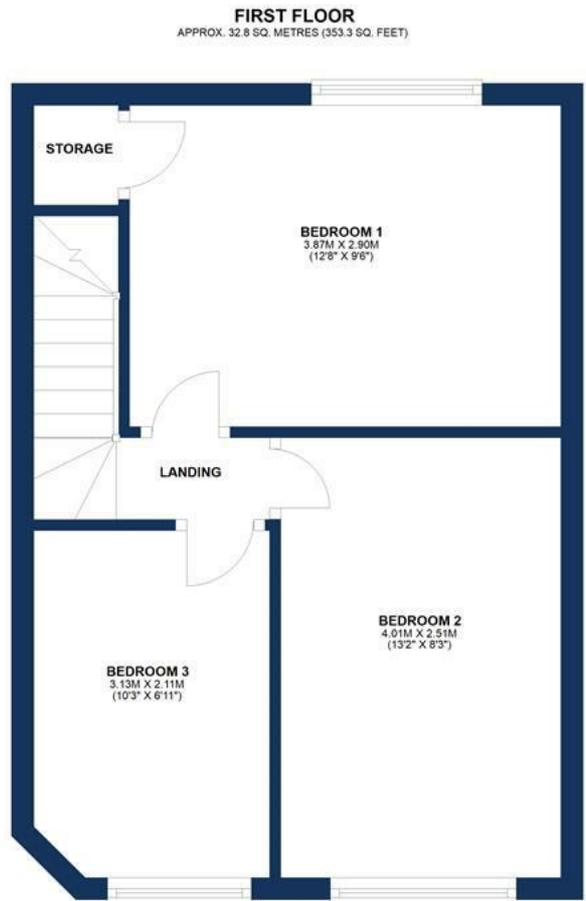
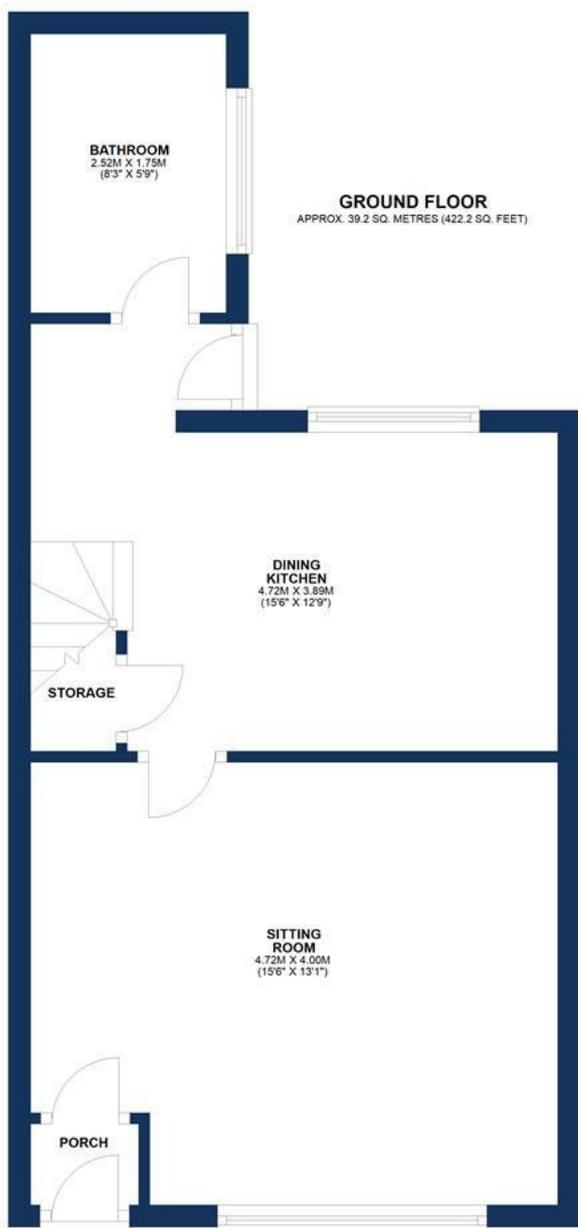
Band C

## NOTE

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



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TOTAL AREA: APPROX. 72.0 SQ. METRES (775.5 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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