



325 OLDFIELD ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £850,000

A unique and substantially extended semi detached cottage within superb landscaped grounds and positioned in a highly regarded location. The accommodation briefly comprises entrance vestibule, sitting room with stunning revealed brick fireplace, dining room with feature fireplace, spacious living/dining kitchen with French windows to rear, utility room, four double bedrooms and two bath/shower rooms. Gas central heating, pressurised hot water system and double glazing. Integral garage. South facing rear gardens with stone paved terraces and raised lawn.

POSTCODE: WA14 4QT

DESCRIPTION

This unique semi detached cottage benefits from tremendous character and stands within private landscaped grounds approximately south facing to the rear allowing enjoyment of the sunshine throughout the day. The property is well placed being within the catchment area of highly regarded primary and secondary schools and approximately one mile distant lies the shopping centre of Altrincham with its highly popular Market Hall and Metrolink station providing a commuter service into Manchester.

In recent years the accommodation has been sympathetically re-planned and extended to create generous living space to the ground floor together with four double bedrooms and two bath/shower rooms.

Approached beyond an entrance vestibule with built-in cloaks cupboard the two spacious reception rooms both feature exposed beams and stunning revealed brick fireplaces with wood burning stoves. The naturally light sitting room enjoys a dual aspect as does the adjoining dining room which also includes an attractive stone paved floor. The open plan living/dining kitchen forms part of the extension and opens onto a stone paved rear terrace through wide double opening French windows. An inner hall leads onto the fitted utility room with access to the integral garage and there is also a modern shower room/WC to compliment the first floor master bedroom accessed via a separate staircase.

Forming part of the original cottage, three excellent double bedrooms are served by a family bathroom/WC complete with separate shower enclosure.

Gas fired central heating and a pressurised hot water system have been installed together with double glazing.

Externally the integral garage includes an electrically operated door and the block paved driveway provides ample space for parking. To the rear the landscaped grounds include stone paved terraces on three levels each with space for seating and are ideal for entertaining during the summer months. Also laid to lawn with mature borders and wall/fence perimeter the gardens benefit from a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Panelled hardwood front door. Built-in cloaks cupboard. Stone paved floor. Leaded light effect timber framed double glazed window to the front.

SITTING ROOM

16'5" x 16'5" (5.00m x 5.00m)

Revealed brick fireplace with wood burning stove and matching hearth beneath a natural wood mantelpiece. Exposed beams. Leaded light effect timber framed double glazed window and leaded light timber framed window to the front. Timber framed double glazed window to the rear. Two wall light points. Two radiators.

DINING ROOM

16'5" x 15' (5.00m x 4.57m)

Wood burning stove set within a revealed brick surround. Under-stair storage cupboard with shelving. Exposed beams. Leaded light timber framed double glazed window to the front. Timber framed double glazed window to the rear. Stone paved floor. Three wall light points. Two covered radiators.

LIVING/DINING KITCHEN

25'5" x 12'9" (7.75m x 3.89m)

Stone paved floor and recessed LED lighting. Planned to incorporate:

KITCHEN

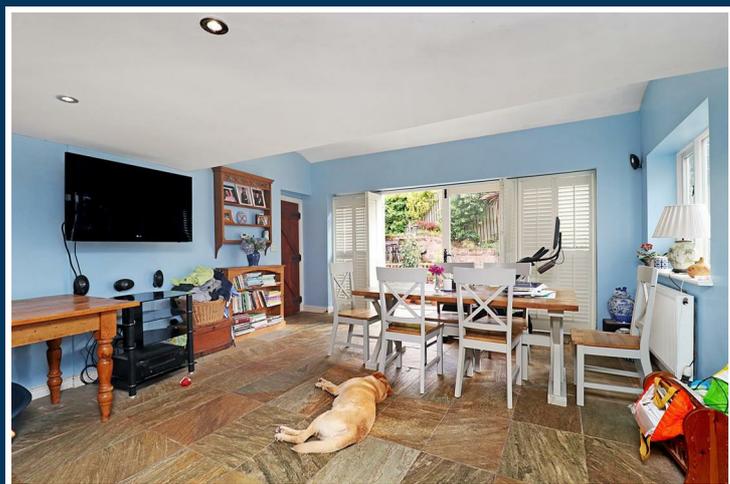
Fitted with a range of matching wall and base units beneath tiled work surfaces and inset double bowl ceramic sink with mixer tap flanked by natural wood drainers. Display shelves. Integrated appliances include an electric fan oven/grill, four ring gas hob with extractor/light above, fridge and dishwasher. Decorative exposed beams. Leaded light timber framed double glazed window to the front. Radiator.

LIVING/DINING AREA

Wide timber framed French windows set within matching side-screens. Timber framed double glazed window to the side. Radiator.

INNER HALL

Cloaks cupboard with space for hanging coats and jackets. Staircase to the first floor master bedroom. Velux window. Tiled floor. Recessed LED lighting. Covered radiator.



UTILITY ROOM

8'11" x 8'4" (2.72m x 2.54m)

Fitted with white wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for an automatic washing machine and tumble dryer. Space for a fridge/freezer. Concealed wall mounted gas central heating boiler and pressurised hot water system. Stable style door to the rear. Access to the integral garage. Velux window. Recessed LED lighting. Tiled floor. Radiator.

SHOWER ROOM/WC

9'6" x 5'1" (2.90m x 1.55m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Wide walk-in tiled shower with thermostatic rain shower plus hand-held attachment. Timber framed double glazed window to the rear. Fully tiled. Recessed LED lighting. Extractor fan. Heated towel rail. Radiator.

FIRST FLOOR

BEDROOM ONE

16'5" x 14'3" (5.00m x 4.34m)

Approached from the inner hall via a separate staircase. Full length built-in eaves wardrobes containing hanging rails and shelving. Leaded light effect timber framed double glazed window to the front. Two velux windows. Laminate wood flooring. Covered radiator.

LANDING

Accessed from the dining room. Two timber framed double glazed windows to the rear.

BEDROOM TWO

16'1" x 14'8" (4.90m x 4.47m)

Decorative exposed beams. Leaded light effect timber framed double glazed window to the front. PVCu double glazed window to the rear. Two radiators.

BEDROOM THREE

15'5" x 13' (4.70m x 3.96m)

Cast iron fireplace. Exposed beams. Leaded light effect timber framed window to the front. Radiator.

BEDROOM FOUR

16'8" x 9'1" (5.08m x 2.77m)

Built-in wardrobes containing hanging rails and shelving. Leaded light effect timber framed double glazed window to the front. Radiator.

BATHROOM/WC

12'9" x 7' (3.89m x 2.13m)

Fitted with a white/chrome suite comprising free standing roll top bath with mixer/shower tap, pedestal wash basin and low-level WC. Wide tiled shower enclosure with thermostatic shower. PVCu double glazed window to the rear. Timber framed double glazed window to the rear. Tile effect flooring. Wall light point. Extractor fan. Heated towel rail. Radiator.

OUTSIDE

INTEGRAL GARAGE

16'8" x 13'11" (5.08m x 4.24m)

Electrically operated roller door. Light and power supplies.

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 F

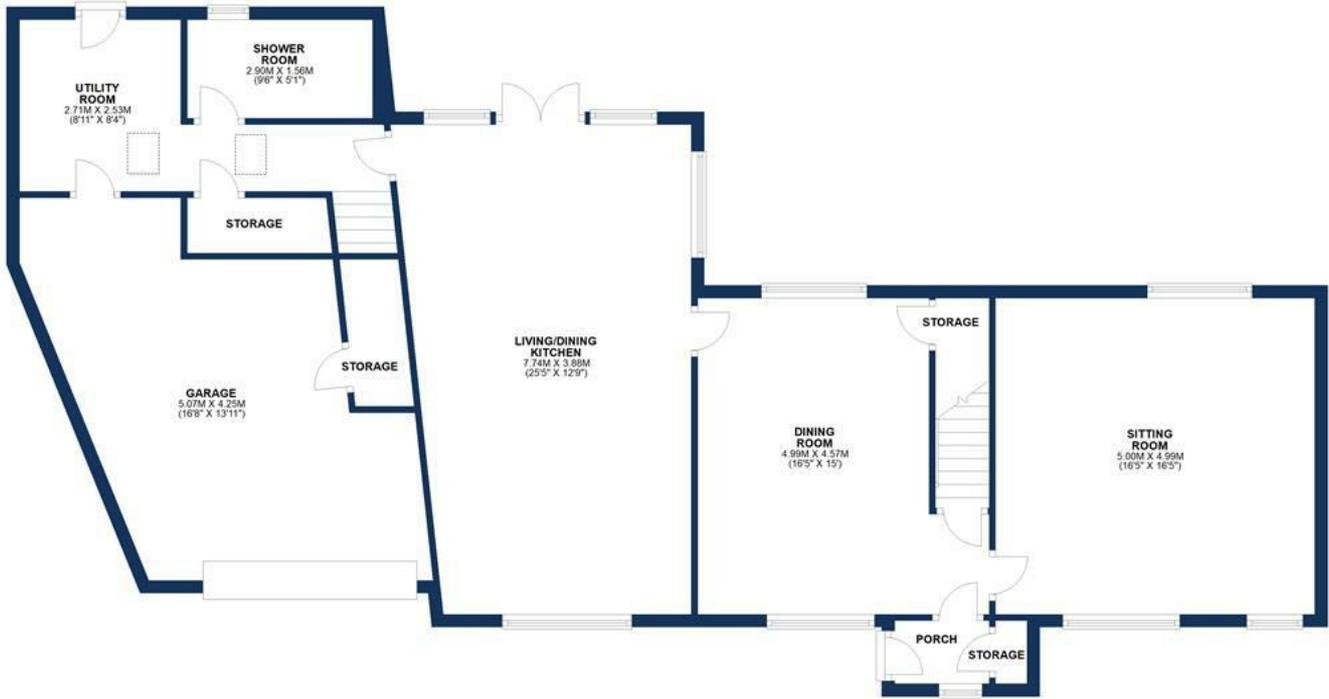
NOTE

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. 133.1 SQ. METRES (1433.0 SQ. FEET)



FIRST FLOOR
APPROX. 98.2 SQ. METRES (1056.8 SQ. FEET)



TOTAL AREA: APPROX. 231.3 SQ. METRES (2489.8 SQ. FEET)
Floorplans For Illustrative Purposes Only



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