



24 ST ANDREWS AVENUE | TIMPERLEY

OFFERS OVER £300,000

NO ONWARD CHAIN A superb period terraced home in an ideal location within walking distance of local shops and Navigation Road Metrolink station and lying within easy reach of highly regarded primary and secondary schools including being walking distance of Wellington Road School. The accommodation briefly comprises enclosed porch, front sitting room, rear dining kitchen leading onto a rear entrance vestibule with bathroom/WC beyond and access to the rear gardens. To excellent double bedrooms to the first floor. PVCu double glazing and gas central heating throughout. The gardens are block paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

POSTCODE: WA15 6SG

DESCRIPTION

A period terraced home in an ideal location within walking distance of Navigation Road Metrolink station and with Altrincham town centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being in the catchment area of highly regarded primary and secondary schools and specifically within walking distance of Wellington School.

The accommodation is approached via an enclosed porch which leads onto the front sitting room. Beyond the sitting room to the rear is a spacious dining kitchen with a comprehensive range of light wood units and with access onto a rear entrance vestibule/utility with bathroom/WC beyond. The rear entrance vestibule provides access to the south facing rear garden. To the first floor there are two excellent double bedrooms, the master benefitting from an en-suite WC.

Externally to the front of the property is a gated courtyard garden whilst to the rear the gardens have been block paved for easy maintenance but are a good size and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door with matching side screen.

SITTING ROOM

12'11 x 12'9 (3.94m x 3.89m)

PVCu double glazed window to the front. Television aerial point. Radiator.

DINING KITCHEN

12'9 x 10'10 (3.89m x 3.30m)

Fitted with a comprehensive range of light wood wall and base units with heat resistant work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge. Radiator. Tiled splashback. Tiled floor. PVCu double glazed window overlooking the rear garden. Understairs storage cupboard.

REAR ENTRANCE/UTILITY

With plumbing for washing machine and space for dryer. Part glazed timber door provides access to the rear garden. Tiled floor.

BATHROOM

9'6 x 6'2 (2.90m x 1.88m)

Fitted with a white suite with chrome fittings comprising panelled bath, tiled shower cubicle, WC and wash hand basin. Tiled splashback. Opaque PVCu double glazed windows to the side and rear. Radiator.



FIRST FLOOR

LANDING

BEDROOM 1

12'11 x 12'9 (3.94m x 3.89m)

PVCu double glazed window to the front. Radiator.

EN-SUITE

With WC and wash and basin. Tiled splashback. Tiled floor.

BEDROOM 2

12'9 x 10'10 (3.89m x 3.30m)

PVCu double glazed window overlooking the rear garden. Radiator.

OUTSIDE

To the front of the property is a gated courtyard garden whilst to the rear the garden has been paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

SERVICES

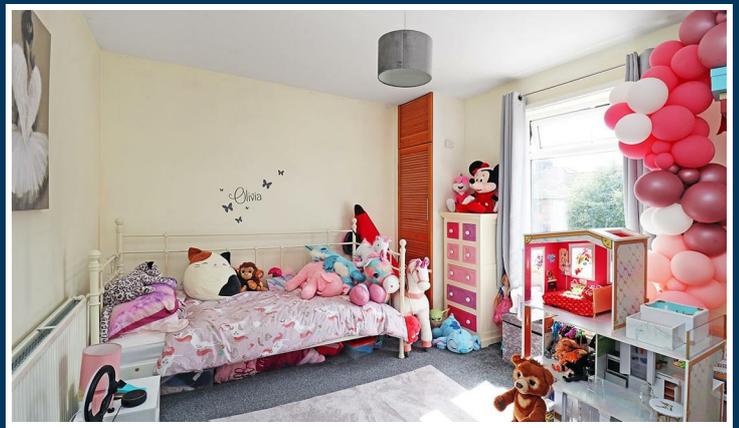
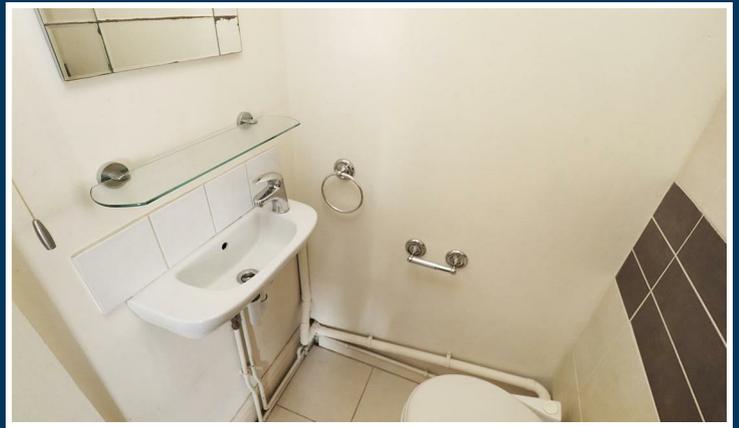
All main services are connected.

TENURE

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

NOTE

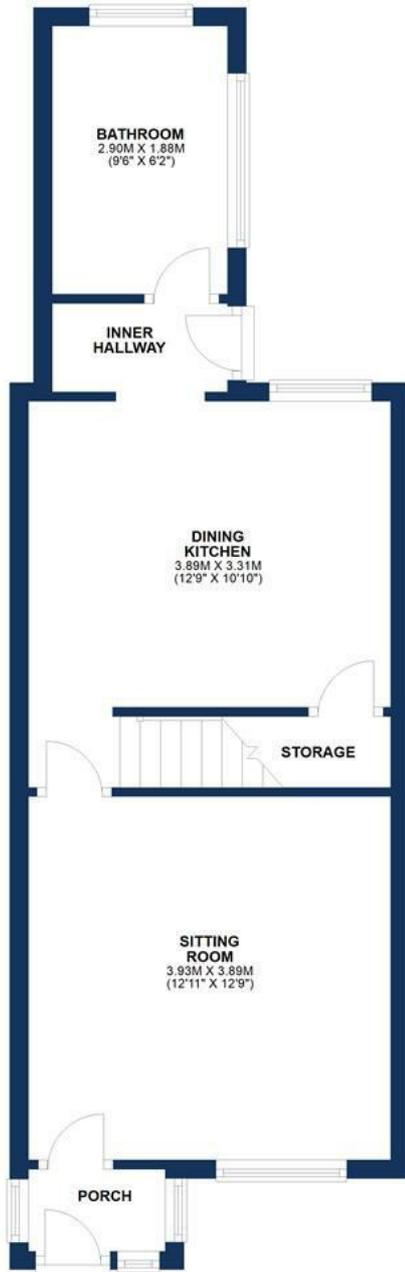
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 41.0 SQ. METRES (441.5 SQ. FEET)



FIRST FLOOR

APPROX. 31.9 SQ. METRES (343.7 SQ. FEET)



TOTAL AREA: APPROX. 72.9 SQ. METRES (785.2 SQ. FEET)

Floorplans For Illustrative Purposes Only



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