



11 VALE ROAD | ALTRINCHAM

OFFERS OVER £400,000

A superbly presented bay fronted semi detached family house in a sought after location within easy reach of Timperley village centre. The accommodation briefly comprises entrance hall, spacious sitting room, dining room with views over the rear gardens and adjacent fitted kitchen with pantry, three excellent bedrooms and refitted modern shower room/WC. Gas fired central heating and PVCu double glazing. Detached garage and driveway providing off road parking. Paved rear terrace and lawned gardens. Much further potential subject to obtaining the relevant approval.

POSTCODE: WA15 7TQ

DESCRIPTION

Positioned in a sought after residential location Vale Road is ideally placed being within the catchment area of highly regarded primary and secondary schools and easy reach of Timperley village centre and Altrincham town centre with the Metrolink station providing a commuter service into Manchester. The surrounding area is developed mainly with semi detached houses set within mature gardens all of which combines to create an attractive setting.

This particular property is well proportioned and superbly presented throughout and although well cared for requires a degree of modernisation. Toward the front there is a spacious sitting room featuring a curved bay window whilst to the rear a separate dining room overlooks the delightful rear gardens. There is an adjacent fitted kitchen with pantry and vestibule providing access to the side. At first floor level there are three excellent bedrooms and luxurious modern shower room/WC.

To the front of the property the driveway provides off road parking for two cars with detached garage beyond which has the added advantage of a remotely operated door. There is gated access to the rear where the garden is laid mainly to lawn with a fence perimeter and paved terrace which ideal for entertaining during the summer months.

In conclusion, a superb family home in a prime location and with much further potential subject to obtaining the appropriate consent.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque PVCu double glazed front door with matching side screen. Staircase to the first floor. Under-stair storage cupboard with space for hanging coats and jackets. Radiator.

SITTING ROOM

14'2" x 12'3" (4.32m x 3.73m)

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

DINING ROOM

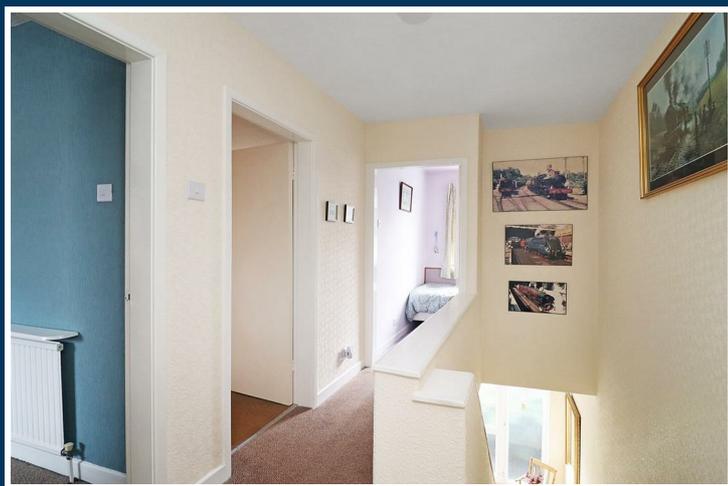
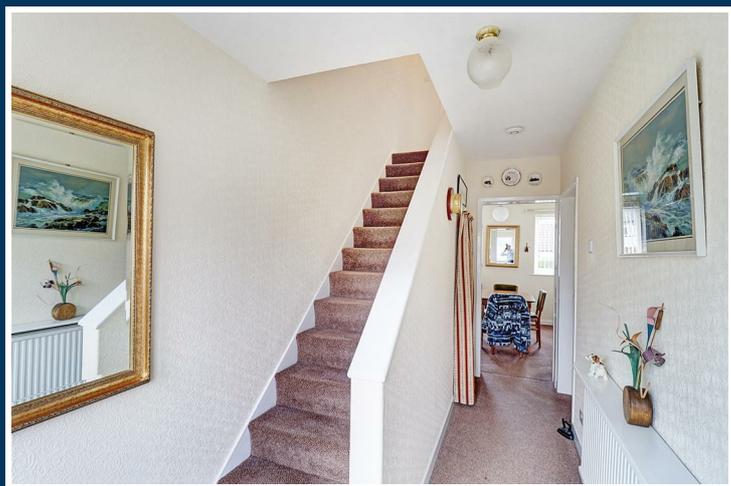
10'11" x 8'8" (3.33m x 2.64m)

Two PVCu double glazed windows to the rear. Telephone point. Radiator.

KITCHEN

10'11" x 7'2" (3.33m x 2.18m)

Fitted with a range of matching wall and base units beneath granite effect heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with tiled splash-back. Recess for a cooker, fridge, freezer and automatic washing machine. Pantry with shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the rear. Laminate wood flooring. Opaque PVCu double glazed door to:



VESTIBULE

Opaque glazed timber framed sliding door to the side. Tiled floor. Storage cupboard with shelving and laminate wood flooring.

FIRST FLOOR

LANDING

BEDROOM ONE

14'2" x 12'3" (4.32m x 3.73m)

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

BEDROOM TWO

12'3" x 10'11" (3.73m x 3.33m)

Full length range of built-in wardrobes with cupboards above. PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

7'5" x 6'2" (2.26m x 1.88m)

Built-in wardrobes with cupboards above. PVCu double glazed window to the front.

SHOWER ROOM/WC

7'5" x 7'5" (2.26m x 2.26m)

Fitted with a white/chrome suite comprising semi recessed vanity wash basin with mixer tap and low-level WC. Wide shower enclosure with marble effect panelled walls and thermostatic shower. Two opaque PVCu double glazed windows to the rear. laminate wood flooring. Recessed LED lighting. Extractor fan. Tall chrome heated towel rail.

OUTSIDE

DETACHED GARAGE

20'2" x 8'5" (6.15m x 2.57m)

Remotely operated up and over door. Light and power supplies. Timber door and timber framed window to the side.

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

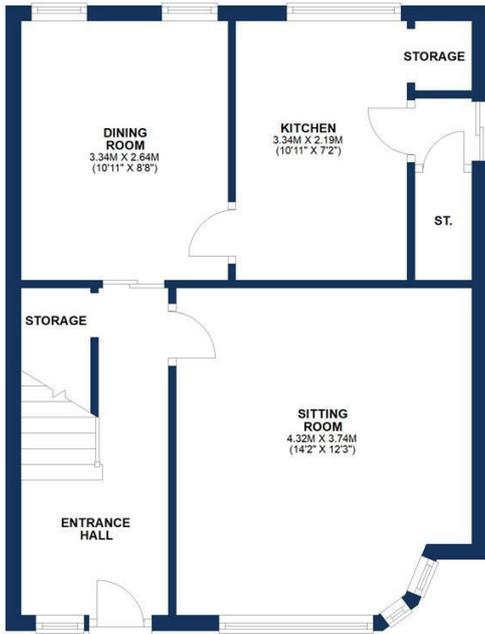
NOTE

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

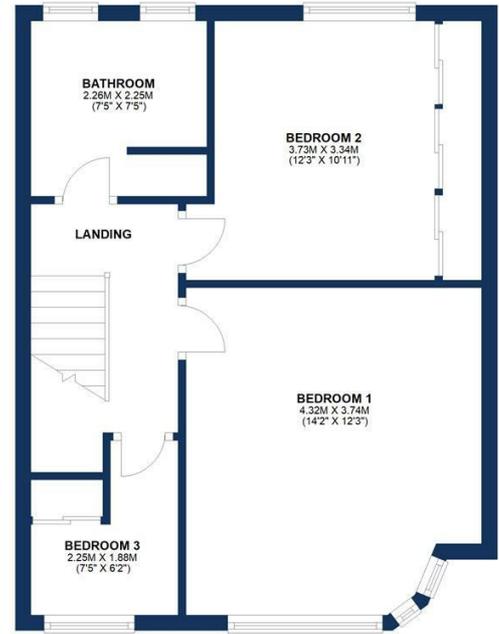


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GROUND FLOOR
APPROX. 59.2 SQ. METRES (637.1 SQ. FEET)



FIRST FLOOR
APPROX. 43.4 SQ. METRES (466.7 SQ. FEET)



TOTAL AREA: APPROX. 102.6 SQ. METRES (1103.9 SQ. FEET)
Floorplans For Illustrative Purposes Only



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