



2 MAYFAIR DRIVE | SALE

OFFERS OVER £500,000

NO ONWARD CHAIN A traditional detached family home in a sought after residential location nestled within a quiet cul de sac. The accommodation briefly comprises enclosed porch, welcoming entrance hall with separate cloaks cupboard, sitting room with attractive inglenook and access to the rear gardens, front dining room, morning room to the rear with adjacent fitted breakfast kitchen, three well proportioned bedrooms serviced by the bathroom with separate WC. To the front of the property is a double driveway with lawned gardens between. To one side the property is a car port whilst to the other is the attached garage. To the rear is a large patio seating area with delightful lawned gardens beyond with well stocked flowerbeds. Viewing is highly recommended.

POSTCODE: M33 4JT

DESCRIPTION

This spacious and traditional detached family home occupies an enviable position within the quiet cul de sac in this popular locality. Surrounding properties include both detached and semi detached houses of similar age and varying design combining to create an attractive setting.

The accommodation which benefits from gas fired central heating and double glazing is approached via an enclosed porch which leads onto the welcoming entrance hall with understairs storage plus separate cloaks cupboard to the front. Towards the front of the property is a separate dining room whilst to the rear is a sitting room with attractive inglenook and sliding doors leading onto the rear gardens. Also towards the rear is a separate morning room with adjacent fitted breakfast kitchen with cream wall and base units and with door toward the front of the property.

To the first floor there are three well proportioned bedrooms serviced by the family bathroom with separate WC. The bathroom is fitted with a white suite with chrome fittings.

Externally there is off road parking within the double driveway which has lawned gardens between. To one side is the car port whilst to the other is an attached garage with double door and light and power. Towards the rear of the property is a patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and enjoying a high degree of privacy.

The property is well placed being in the catchment area of the highly regarded Tyntesfield Primary School on Alma Road and with local shops within easy reach on Manor Avenue and Washway Road.

Viewing is essential to appreciate the standard and further potential of the accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed double doors.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Understairs storage cupboard. Cloaks cupboard towards the front with opaque leaded effect PVCu double glazed window to the front and leaded and stained glass panelled door. Radiator.

DINING ROOM

13'1" x 10'11" (3.99m x 3.33m)

Leaded effect PVCu double glazed bay window to the front. Opaque leaded effect windows to the side. Radiator. Television aerial point.

SITTING ROOM

13'3" x 13'2" (4.04m x 4.01m)

With attractive inglenook with leaded and stained windows adjacent and timber surround. Living flame gas fire with marble effect insert and hearth. Radiator. PVCu double glazed sliding doors to the rear garden. Dado rail. Television aerial point.

MORNING ROOM

9 x 8'8" (2.74m x 2.64m)

With PVCu double glazed window to the rear. Radiator. Television aerial point. Dado rail.

KITCHEN

12'11" x 11'5" (3.94m x 3.48m)

Fitted with a comprehensive range of cream wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Breakfast bar. Space for Range oven, fridge freezer, dishwasher and washing machine. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access towards the front. Radiator.

FIRST FLOOR



LANDING

Opaque leaded and stained window to the side. Loft access hatch.

BEDROOM 1

14 x 10'10" (4.27m x 3.30m)

Leaded and stained effect PVCu double glazed window to the front. Radiator.

BEDROOM 2

11'10" x 10'9" (3.61m x 3.28m)

Fitted wardrobes. PVCu double glazed window overlooking the rear garden. Radiator.

BEDROOM 3

8'4" x 6'11" (2.54m x 2.11m)

Leaded effect PVCu double glazed window to the front. Radiator.

BATHROOM

6'9" x 5'9" (2.06m x 1.75m)

Fitted with a white suite with chrome fittings comprising jacuzzi bath with mixer shower, vanity wash basin. Cupboard housing immersion gas central heating boiler. Opaque PVCu double glazed window to the rear. Recessed low voltage lighting. Chrome heated towel rail. Laminate wood flooring.

SEPARATE WC

Opaque PVCu double glazed window to the side. WC. Laminate wood flooring.

OUTSIDE

To the front of the property is a double driveway with lawned gardens between. There is a car port to one side whilst to the other there is access to the garage and gated access to the rear.

To the rear is a patio seating area with lawned gardens beyond with well stocked flowerbeds.

GARAGE

Double doors to the front. Light and power.

SERVICES

All main services are connected.

POSSESSION

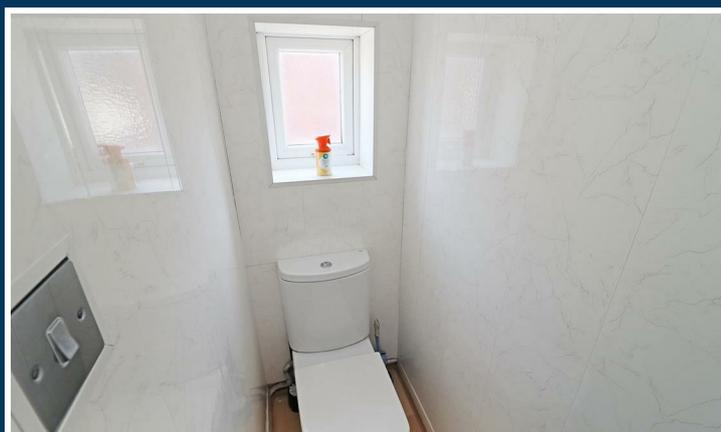
Vacant possession upon completion.

COUNCIL TAX

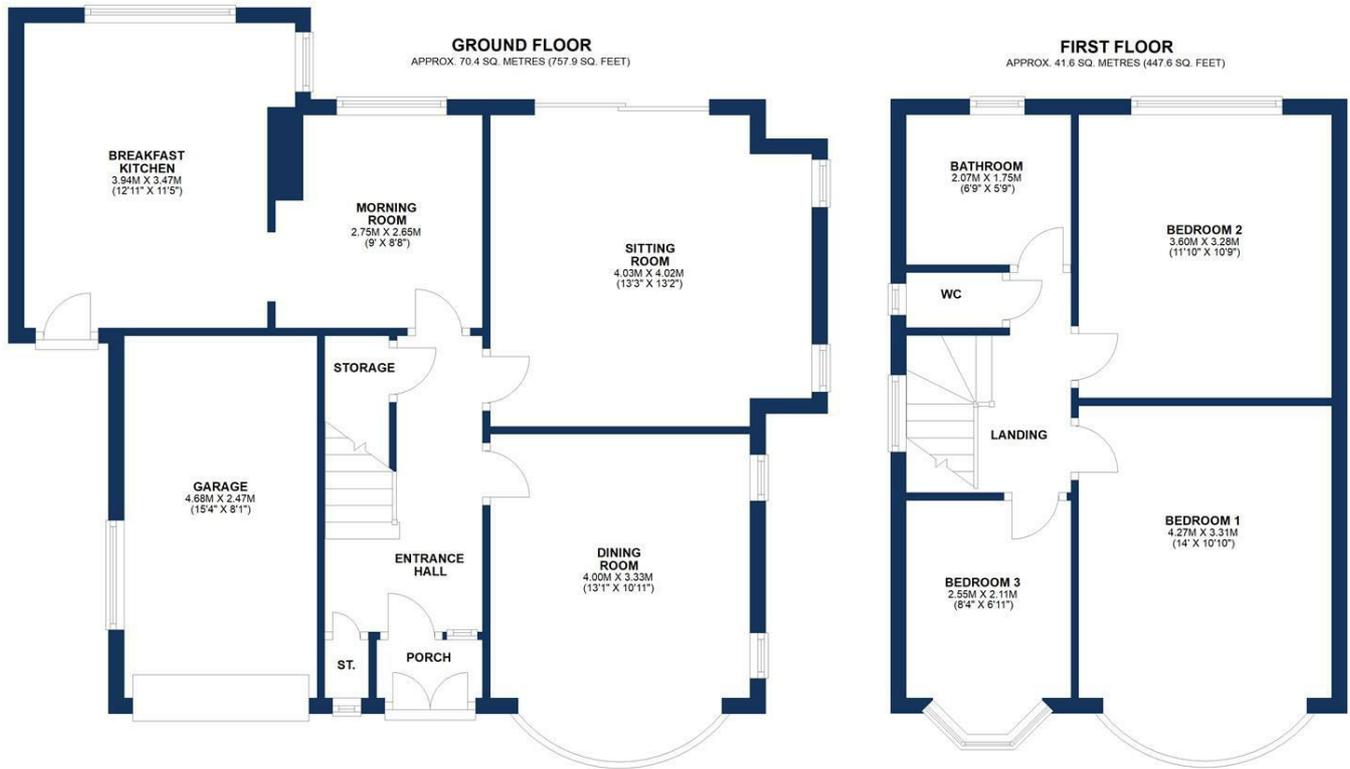
Trafford Band "E"

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 112.0 SQ. METRES (1205.5 SQ. FEET)
 Floorplans For Illustrative Purposes Only



HALE BARN S

292 HALE ROAD, HALE BARN S
 CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARN S@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
 HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
 CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM