



14 GREEN LANE NORTH | ALTRINCHAM

OFFERS OVER £385,000

NO ONWARD CHAIN A well proportioned and maintained semi detached bungalow in an ideal location. The double fronted accommodation briefly comprises entrance hall, two double bedrooms either side, large sitting room with adjacent conservatory with doors to the rear garden, dining room and fitted kitchen, shower room/WC. Externally to the front of the property off road parking is provided within the driveway and the gardens to the rear incorporate a patio seating area with lawns beyond. There is also the added benefit of a detached garage towards the rear. Viewing is highly recommended.

POSTCODE: WA15 7NQ

DESCRIPTION

This semi detached bungalow is well proportioned and maintained throughout and occupies an excellent position and still offers any purchaser a great deal of potential to re-model to individual taste. Built to a traditional design the accommodation comprises two double bedrooms to the front whilst to the rear is a large sitting room with access to the conservatory and there is also a separate dining room with adjacent fitted kitchen. The accommodation is then completed by the shower room/WC. Gas fired central heating has been installed together with double glazing.

There are gardens to both front and rear, the rear incorporate a paved patio seating area with lawned gardens beyond whilst to the front the driveway provides off road parking and extends to the side providing access to the garage.

The location is superb being set within the popular residential location within easy reach of Timperley village centre and Altrincham town centre. There are local shops available on Shaftesbury Avenue at the bottom of Wood Lane. An appointment to view is highly recommended.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed front door and matching side screen.

ENTRANCE HALL

Glass panelled front door. Loft access hatch. Radiator.

SITTING ROOM

14'5" x 12'4" (4.39m x 3.76m)

With a focal point of a marble effect fireplace. Television aerial point. Telephone point. Radiator. Glass panelled door to:

CONSERVATORY

12'10" x 12'8" (3.91m x 3.86m)

PVCu double glazed double doors to the rear garden. Radiator.

DINING ROOM

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

PVCu double glazed window to the side. Radiator.

KITCHEN

9'4" x 9'3" (2.84m x 2.82m)

Fitted with a comprehensive range of light wood wall and base units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker, fridge freezer and washing machine. Tiled splashback. PVCu double glazed window overlooking the rear garden. PVCu double glazed door provides access to the side. Radiator. Cupboard housing gas central heating boiler.



BEDROOM 1

21'1" x 9'2" (6.43m x 2.79m)

Fitted wardrobes with overhead cupboards and bedside cabinets. Two radiators. PVCu double glazed windows to the front and side. Television aerial point.

BEDROOM 2

14'3" x 8'4" (4.34m x 2.54m)

With fitted wardrobes and overhead cupboards. PVCu double glazed window to the front. Radiator.

BATHROOM

8'0" x 5'11" (2.44m x 1.80m)

Fitted with a suite comprising tiled shower cubicle, WC and wash hand basin. Half tiled walls. Opaque PVCu double glazed window to the side. Airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property the driveway provides off road parking and has an adjacent lawned garden. The driveway continues to the side leading to the detached garage.

To the rear and accessed via the conservatory is a patio seating area with delightful lawned gardens beyond. External water feed.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

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

NOTE

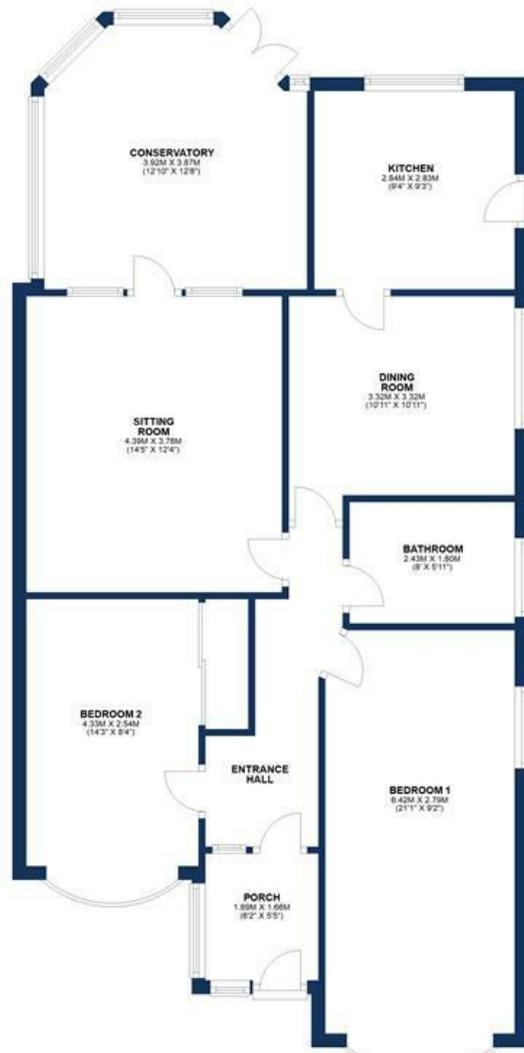
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR
APPROX. 107.1 SQ. METRES (1152.6 SQ. FEET)



TOTAL AREA: APPROX. 107.1 SQ. METRES (1152.6 SQ. FEET)
Figures For Illustrative Purposes Only



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