



40 ST. ANDREWS AVENUE | ALTRINCHAM

OFFERS OVER £400,000

A superbly proportioned semi detached family home in a sought after location within walking distance of the Metrolink and highly regarded primary and secondary schools including Wellington School. The accommodation briefly comprises entrance vestibule, front sitting room, open plan dining kitchen with door to the rear conservatory which in turn leads onto the gardens, three bedrooms and bathroom/WC. Ample off road parking within the driveway and gardens to the side and rear. Viewing is highly recommended.

POSTCODE: WA15 6SG

DESCRIPTION

This semi detached family home offers well proportioned accommodation in a sought after location.

The accommodation is approached via an entrance vestibule which leads onto the front sitting room with a focal point of a living flame gas fire with period style surround and granite hearth. Towards the rear of the property is a full width dining kitchen with door then providing access onto the rear conservatory with double doors to the rear garden. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the block paved driveway provides off road parking for several vehicles and there is gated access towards the rear. To the rear and side there is a large Indian stone patio seating area with garden beyond laid with artificial grass.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within walking distance of Wellington School. The property is also in close proximity to Navigation Road Metrolink station and with Altrincham town centre and Timperley village centre a little further distant.

A superb property that needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Composite glass panelled front door. Radiator.

SITTING ROOM

13'8 x 13'7 (4.17m x 4.14m)

With a focal point of a living flame gas fire with period style surround and granite effect hearth. PVCu double glazed bay window to the front. Television aerial point. Telephone point. Ceiling cornice. Radiator.

DINING KITCHEN

16'6 x 10'9 (5.03m x 3.28m)

Fitted with a comprehensive range of white wood and base units with work surfaces over incorporating a stainless steel sink unit with drainer. Space for Range oven. Stainless steel extractor. Space for fridge freezer. Plumbing for washing machine and dishwasher. Recessed low voltage lighting. Laminate flooring. Understairs storage cupboard housing the combination gas central heating boiler. PVCu double glazed window to the rear. PVCu double glazed door to:

CONSERVATORY

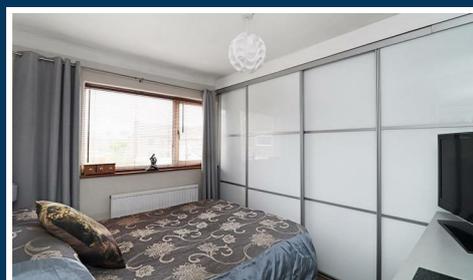
12'6 x 9'1 (3.81m x 2.77m)

With PVCu double glazed double doors to the rear garden. Radiator. Light and power.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.



BEDROOM 1

10'10 x 9'11 (3.30m x 3.02m)

With fitted wardrobes. PVCu double glazed window to the rear. Radiator.

BEDROOM 2

11'8 x 9'4 (3.56m x 2.84m)

PVCu double glazed window to the front. Radiator.

BEDROOM 3

6'9 x 6'3 (2.06m x 1.91m)

PVCu double glazed window to the front. Radiator.

BATHROOM

7'9 x 6'9 (2.36m x 2.06m)

Fitted with a suite comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls.

OUTSIDE

To the front of the property the block paved drive provides off road parking for several vehicles and there is gated access towards the side and rear.

To the side and rear and accessed via the conservatory is an Indian stone patio seating area with garden beyond laid with artificial grass.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX:

Band "C"

TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term and subject to a Ground Rent of approximately £10.00 per annum. 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. 47.2 SQ. METRES (508.3 SQ. FEET)



FIRST FLOOR

APPROX. 35.0 SQ. METRES (376.8 SQ. FEET)



TOTAL AREA: APPROX. 82.2 SQ. METRES (885.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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