



7 DURLEY AVENUE | ALTRINCHAM

OFFERS OVER £400,000

An extended traditional semi detached family house set within landscaped gardens and positioned within a quiet cul de sac. The well presented accommodation briefly comprises wide entrance hall, sitting room with decorative ceiling moulding, dining room with feature fireplace and opening onto a living room with French windows to the rear terrace, study, fitted kitchen, two excellent double bedrooms with fitted/built-in furniture, generous single bedroom and modern shower room/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking to the front and leading to a detached workshop at the rear.

POSTCODE: WA15 6DW

DESCRIPTION

This bay fronted semi detached family house provides well proportioned living space and benefits from a full width extension to the rear. The location is ideal being well placed for access to the village centre of Timperley and the Metrolink station is less than one mile distant. Importantly the property also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation is approached beyond a covered porch and wide entrance hall which in turn leads onto an elegant sitting room with the focal point of recessed revealed brick fireplace and attractive ceiling mouldings. Toward the rear a dining room with period style fireplace surround opens onto a spacious living room with double opening French windows to the rear terrace which is ideal for entertaining during the summer months. In addition there is an adjacent study which may be suitable for a variety of uses. The kitchen is fitted with a comprehensive range of matching units and completing the ground floor is a cloakroom/WC.

At first floor level there are two excellent double bedrooms with fitted/built-in furniture and a larger than average third bedroom. There is also a modern shower room/WC with white and chrome fittings.

Gas fired central heating and solar panels have been installed together with PVCu double glazing throughout.

To the front of the property there is a low maintenance partially walled courtyard with delightful mature planting. The pattern impressed driveway provides off road parking and extends to the side beyond double opening wrought iron gates. At the rear there is a detached workshop with generous covered porch and the landscaped gardens have been carefully planned to incorporate a pattern impressed terrace, well stocked flower beds and additional covered decked seating area.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Woodgrain effect composite front door with opaque double glazed insert set within a matching surround.

ENTRANCE HALL

Spindle balustrade staircase to first floor. Picture rail. Radiator.

SITTING ROOM

13'2" x 11'10" (4.01m x 3.61m)

Recessed living flame coal effect gas fire set within a revealed brick surround. PVCu double glazed bay window to the front. Two wall light points. Decorative ceiling moulding. Cornice. Picture rail. Radiator.

DINING ROOM

12'8" x 10'11" (3.86m x 3.33m)

Period style fireplace surround with marble conglomerate insert and living flame coal effect gas fire set upon a matching hearth. Wall light point. Radiator. Wide opening to:

LIVING ROOM

11'4" x 9'2" (3.45m x 2.79m)

PVCu double glazed French windows to the rear. Velux window. Four wall light points. Radiator.

STUDY

6'10" x 5'3" (2.08m x 1.60m)

Full width fitted storage cupboards with shelving. PVCu double glazed window to the rear. Wood effect flooring. Radiator.



KITCHEN

15'9" x 6'9" (4.80m x 2.06m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl composite drainer sink with mixer tap and tiled splash-back. Recess for cooker with integrated light/extractor above. Recess for fridge, freezer, dishwasher, automatic washing machine and tumble dryer. Concealed wall mounted combination gas central heating boiler. PVCu double glazed window to the side. Wood effect flooring. Recessed LED lighting. Radiator.

CLOAKROOM/WC

Wall mounted corner wash basin and low-level WC. Opaque leaded effect stained glass PVCu double glazed window to the side. Tiled walls. Radiator.

FIRST FLOOR

LANDING

Linen cupboard with shelving. Access hatch to the partially boarded loft space. Opaque PVCu double glazed window to the side. Picture rail.

BEDROOM ONE

12'2" x 11'10" (3.71m x 3.61m)

With a four door range of beech effect fitted wardrobes containing hanging rails, shelving and drawers. PVCu double glazed window the front. Laminate wood flooring. Picture rail. Radiator.

BEDROOM TWO

12'3" x 10'5" (3.73m x 3.18m)

Built-in wardrobes with cupboards above and fitted bookshelves. PVCu double glazed window to the rear. Laminate wood flooring. Wall light point. Picture rail. Radiator.

BEDROOM THREE

8'8" x 7'3" (2.64m x 2.21m)

Currently used as an office with PVCu double glazed window to the rear. Picture rail. Radiator.

SHOWER ROOM/WC

6'5" x 6'10" (1.96m x 2.08m)

Fitted with a modern white/chrome vanity wash basin with mixer tap and low-level WC. Wide corner shower enclosure with stone effect panelled walls plus thermostatic rain shower and handheld attachment. Wall mounted high gloss white cabinet. Opaque PVCu double glazed window to the front. LVT wood flooring. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

DETACHED WORKSHOP

12'10" x 8'7" (3.91m x 2.62m)

Covered porch and double opening doors. Light and power supplies. PVCu double glazed window to the side.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

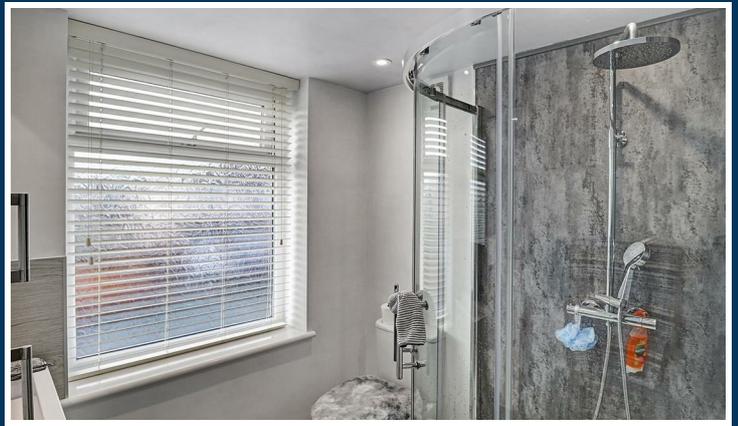
We are informed the property is Freehold and subject to a Chief Rent of £5.00 per annum. This should be verified by your Solicitor.

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. 69.0 SQ. METRES (742.7 SQ. FEET)



FIRST FLOOR

APPROX. 40.8 SQ. METRES (439.3 SQ. FEET)



TOTAL AREA: APPROX. 109.8 SQ. METRES (1182.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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