



## 68 BRUNSWICK ROAD | ALTRINCHAM

£310,000

A well-proportioned late Victorian semi-detached house with southerly facing rear gardens and occupying an ideal location within walking distance of Navigation Metrolink station and Altrincham town centre. The accommodation briefly comprises entrance hall, sitting room with feature fireplace, fitted dining kitchen with integrated appliances and access to the rear gardens, master bedroom with built-in wardrobe, additional double bedroom with access to the loft room and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Landscaped rear gardens incorporating a parking area.

POSTCODE: WA14 1LR

## DESCRIPTION

Brunswick Road forms part of a popular residential location containing houses mainly of similar age and design set back from the carriageway beyond courtyard gardens all of which combines to create an attractive setting. The locality is highly favoured being a short distance from Navigation Road Metrolink station and within the catchment area of highly regarded primary and secondary schools. The property also benefits from local recreational facilities situated less than 50 yards to the North and is approximately one mile distant from the town of Altrincham with its highly popular Market Hall that contains a variety of independent retailers and informal dining options.

Typical of the era it is difficult to appreciate from the exterior the extent of the accommodation within and much of the original character has been retained. The interior is well proportioned throughout and a sympathetically designed composite front door provides access to the entrance hall. Positioned at the front there is a spacious sitting room with cast iron fireplace and decorative coved cornice whilst toward the rear a full width fitted kitchen with integrated appliances is complemented by a matching centre island which incorporates a dining area.

At first floor level the excellent master bedroom features a tiled fireplace surround and benefits from a built-in wardrobe. An additional double bedroom has been re-planned to include a staircase leading to the loft and offers much further potential subject to obtaining the relevant approval. The bathroom has been refitted with a modern white suite alongside chrome fittings.

Gas fired central heating has been installed together with composite external doors and PVCu double glazing throughout.

Accessed from the dining kitchen the low maintenance landscaped rear gardens are ideal for entertaining during the summer months and the southerly aspect allows enjoyment of the sunshine throughout the day. Notably there are double opening wrought iron gates from Brien Avenue with a paved area for off road parking.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Wood grain effect composite front door with leaded effect double glazed insert beneath an opaque PVCu double glazed transom light. Staircase to the first floor. Laminate wood flooring. Opaque glazed/panelled door to:

#### SITTING ROOM

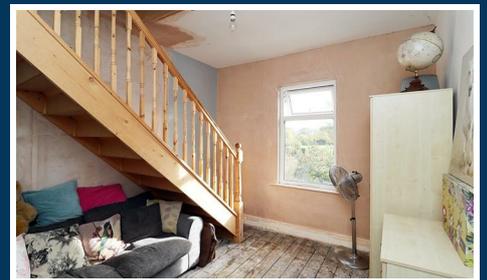
13'5" x 12' (4.09m x 3.66m)

Cast iron fireplace. Provision for a wall mounted flat screen television. PVCu double glazed window to the front. Laminate wood flooring. Decorative coved cornice. Radiator.

#### DINING KITCHEN

16'10" x 10'11" (5.13m x 3.33m)

Fitted with a range of beech effect wall and base units beneath marble effect heat resistant work surfaces and inset ceramic drainer sink with mixer tap and tiled splash-back. Matching centre island with integrated ceramic hob, recess for a fridge and freezer and incorporating a dining area. Integrated electric fan oven/grill. Recess for an automatic washing machine. Wall mounted gas central heating boiler. Cast iron fireplace. Full height built-in storage cupboard. Under-stair storage cupboard. Wood grain effect composite door with leaded effect arch shaped double glazed window to the rear. Two PVCu double glazed windows to the rear. Stone effect flooring. Recessed low-voltage lighting. Covered radiator.



## FIRST FLOOR

### LANDING

### BEDROOM ONE

13'5" x 11'11" (4.09m x 3.63m)

Tiled fireplace surround and matching hearth. Built-in wardrobe with hanging rail and cupboard above. PVCu double glazed window to the front. Radiator.

### BEDROOM TWO

10'11" x 9'10" (3.33m x 3.00m)

Turned spindle balustrade staircase to the loft. PVCu double glazed window to the rear. Natural wood flooring. Covered radiator.

### BATHROOM/WC

7'9" x 6'8" (2.36m x 2.03m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic rain shower/hand-held attachment and screen above, wall mounted wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Granite effect panelled walls. Stone effect flooring. Recessed LED lighting. Chrome heated towel rail.

## SECOND FLOOR

### LOFT

16'10" x 14'7" (5.13m x 4.45m)

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### TENURE

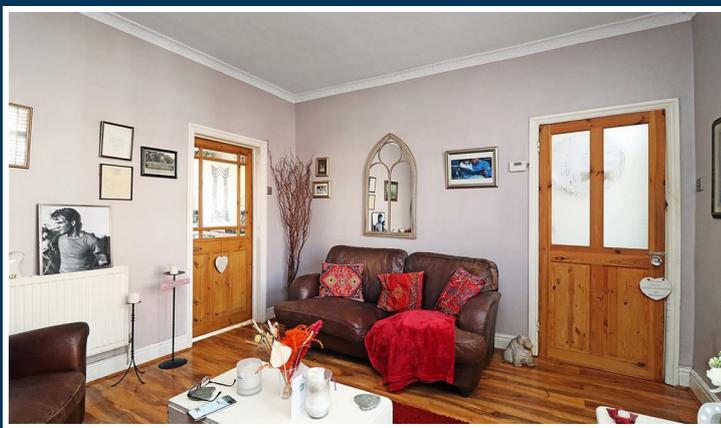
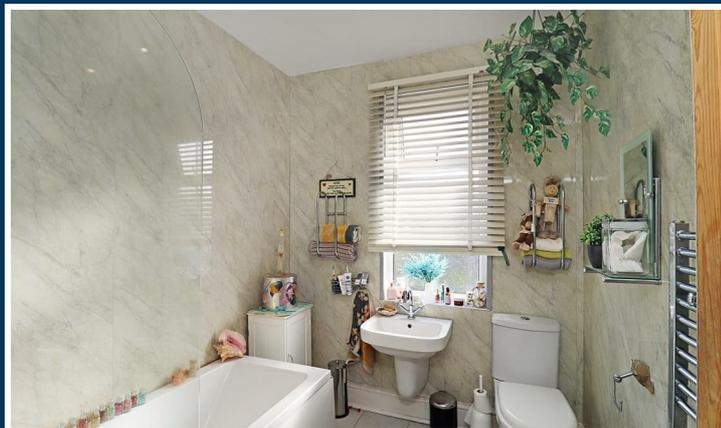
We are informed the property is Freehold. This should be verified by your Solicitor.

### COUNCIL TAX

Band B

### NOTE

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



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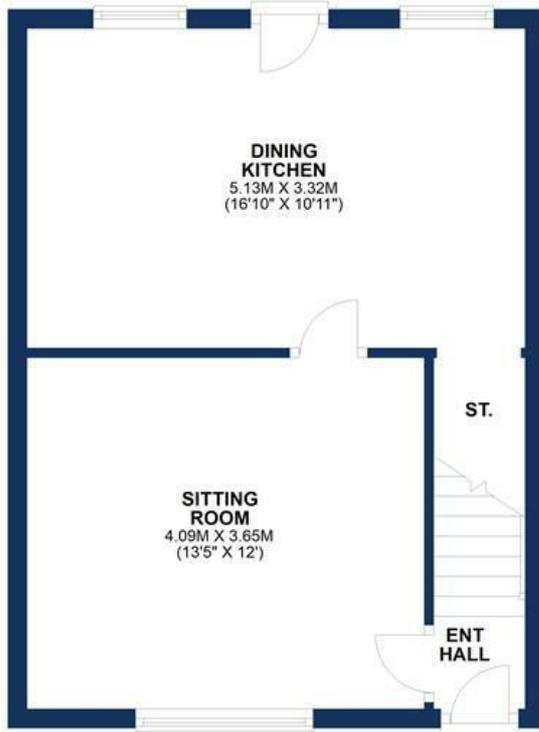
## FIRST FLOOR

APPROX. 36.2 SQ. METRES (390.0 SQ. FEET)



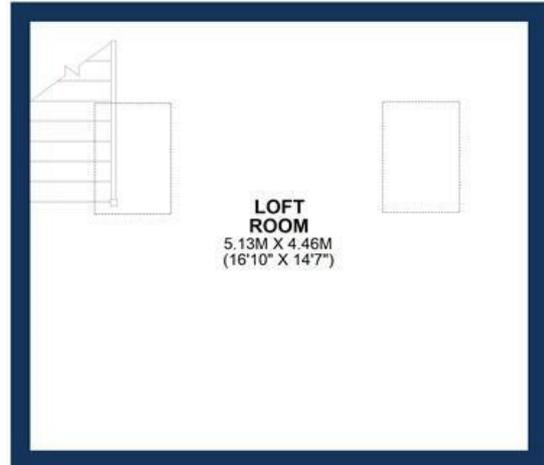
## GROUND FLOOR

APPROX. 36.2 SQ. METRES (390.0 SQ. FEET)



## SECOND FLOOR

APPROX. 22.9 SQ. METRES (246.1 SQ. FEET)



TOTAL AREA: APPROX. 95.3 SQ. METRES (1026.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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