



## 25 WESTWOOD AVENUE | ALTRINCHAM

OFFERS OVER £700,000

A superbly proportioned and presented period semi detached family home in an ideal cul de sac location within easy reach of Timperley village centre and Timperley Metrolink station. The accommodation briefly comprises large welcoming entrance hall, sitting room to the front with attractive period fireplace, dining room to the rear with solid fuel burner and doors to the rear garden, fitted kitchen opening onto the rear conservatory which in turn leads onto the rear garden, cloaks area with adjacent WC. To the first floor there are four bedrooms and the family bathroom/WC whilst to the second floor the master bedroom benefits from an adjacent bathroom/WC and there is also access to a large eaves storage area. Off road parking to the front with access to the garage towards the rear. To the rear is a flagged patio seating area with delightful lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 6QF

## DESCRIPTION

A superbly proportioned and attractive period semi detached family home encompassing much of the character of the era.

The accommodation is approached via a large welcoming entrance hall providing access onto the separate cloaks area with WC beyond. Towards the front of the property there is an excellent sitting room with a focal point of a period style fireplace whilst towards the rear is a separate dining room with double doors leading onto the rear gardens and a focal point of a cast iron solid fuel burner. The kitchen is fitted with a comprehensive range of cream units and opens onto a rear conservatory with double doors leading onto the rear garden.

To the first floor there are three excellent double bedrooms plus single bedroom currently used as a study and the family bathroom is fitted with a white suite with chrome fittings. To the second floor is a master suite with fitted wardrobes and adjacent full en-suite bathroom/WC and off the second floor landing there is also access to a large eaves storage area.

Externally to the front of the property the driveway provides off road parking and access to the side which leads onto the garage with up and over door and light and power. Also to the rear is a patio seating area accessed via the conservatory with delightful lawned gardens with well stocked flowerbeds and enjoying a high degree of privacy.

The location is ideal being within walking distance of Timperley Metrolink station and situated in the catchment area of highly regarded primary and secondary schools. Timperley village centre is a little over a mile distant and local shops are available a little closer on Park Road.

Viewing is essential to appreciate the character and charm throughout the property.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

**31'0" x 5'5" (9.45m x 1.65m)**

With glass panelled front door with matching side screen and top lights. Radiator. Dado rail. Picture rail. Understairs storage cupboard. Ceiling cornice. Spindle balustrade staircase to second floor.

#### CLOAKS AREA

**7'0" x 5'2" (2.13m x 1.57m)**

With laminate flooring. Leading to:

#### WC

With WC and wash hand basin. Wall mounted Worcester combination gas central heating boiler. Chrome heated towel rail. Laminate flooring. Opaque sash window to the side. Dado rail. Ceiling cornice.

#### SITTING ROOM

**14'3" x 12'4" (4.34m x 3.76m)**

With a focal point of an original fireplace with timber surround plus decorative tiled insert and tiled hearth. Bay window to the front. Radiator. Fitted storage and shelving. Picture rail. Ceiling cornice. Television aerial point and data point.

#### DINING ROOM

**13'4" x 11'10" (4.06m x 3.61m)**

With a focal point of a cast iron multi-fuel stove and quarry tiled hearth with black slate surround. Fitted storage cupboard. Laminate flooring. Picture rail. Ceiling cornice. Two radiators. French doors lead onto the rear patio with gardens beyond.

#### KITCHEN

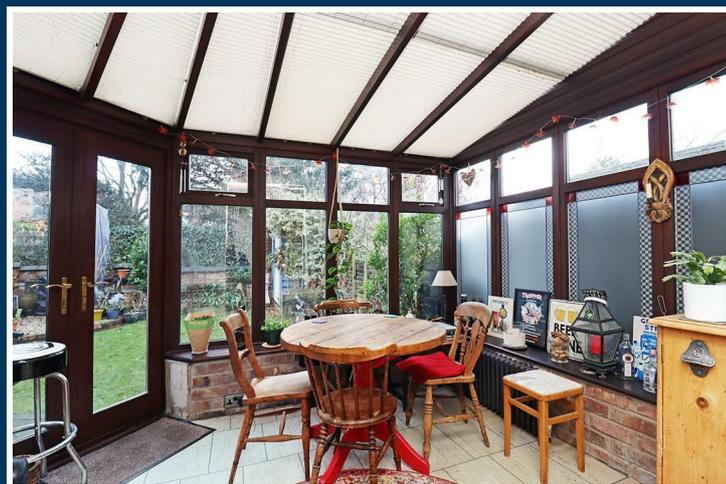
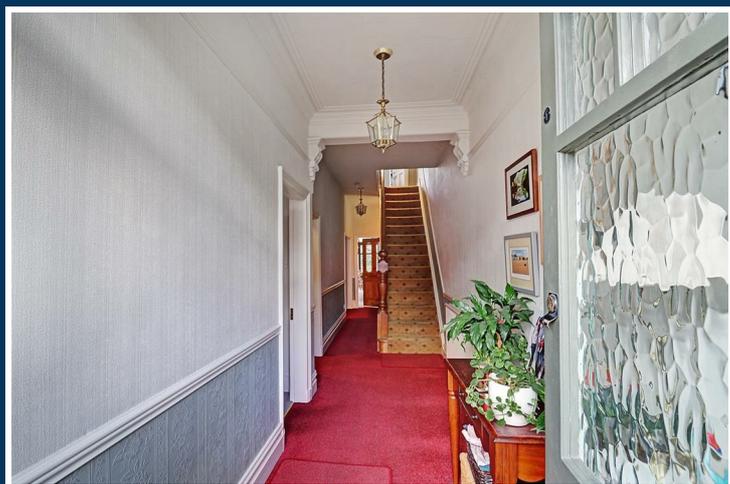
**12'4" x 11'4" (3.76m x 3.45m )**

Fitted with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Space for Range oven, American style fridge freezer, dishwasher and plumbing for washing machine. Tiled floor. Window to the side. Recessed low voltage lighting. Opening to:

#### CONSERVATORY

**11'4" x 9'3" (3.45m x 2.82m)**

Double doors leading onto the rear garden. Two radiators.



## FIRST FLOOR

### LANDING

Recessed low voltage lighting. Stairs to second floor. Radiator. Dado rail. Fitted storage cupboard.

### BEDROOM 2

14'4" x 12'6" (4.37m x 3.81m)

With bay window to the front. Picture rail. Ceiling cornice. Radiator. Fitted wardrobes and overhead cupboard with inset lighting.

### BEDROOM 3

13'5" x 11'10" (4.09m x 3.61m)

With window to the rear. Cast iron fireplace. Radiator.

### BEDROOM 4

12'4" x 11'1" (3.76m x 3.38m)

With window to the rear. Fitted wardrobes. Picture rail. Radiator. Ceiling cornice.

### BEDROOM 5/STUDY

8'1" x 6'4" (2.46m x 1.93m)

With window to the front. Radiator.

### BATHROOM

11'10" x 5'2" (3.61m x 1.57m)

With a white suite with chrome fitting comprising panelled bath, separate tiled shower cubicle, WC and wash hand basin. Tiled splashback. Radiator. Opaque sash window to the side. Recessed low voltage lighting. Ceiling cornice.

## SECOND FLOOR

### LANDING

Access to large eaves storage area measuring 19'9" x 17'8"

### BEDROOM 1

18'7" x 17'7" (5.66m x 5.36m)

A superb master bedroom with fitted wardrobes and access to the eaves storage area. Window to the side and two velux windows to the front. Radiator. Cast iron fireplace. Opening onto:

### PARTIALLY SCREENED EN-SUITE

With a suite comprising roll top claw foot bath plus separate tiled shower cubicle WC and wash hand basin. Tiled floor. Tiled splashback. Underfloor heating. Extractor fan.

### OUTSIDE

To the front and side of the property the drive provides off road parking and access to the garage with up and over door plus further door and window to the side and with light and power.

To the rear and accessed via the conservatory is a patio seating area with delightful lawned gardens with well stocked flowerbeds.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

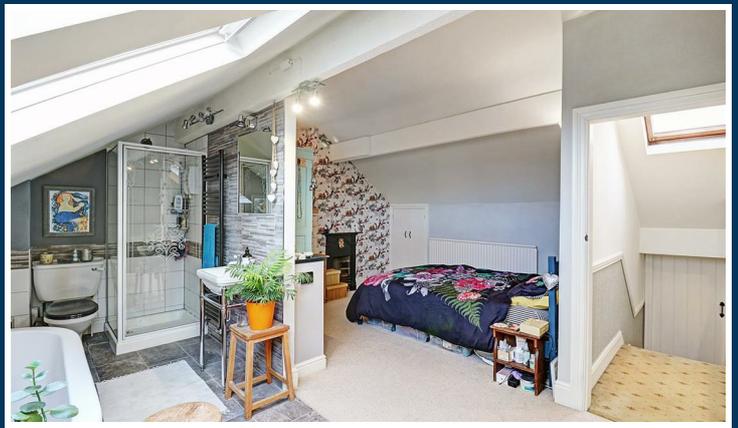
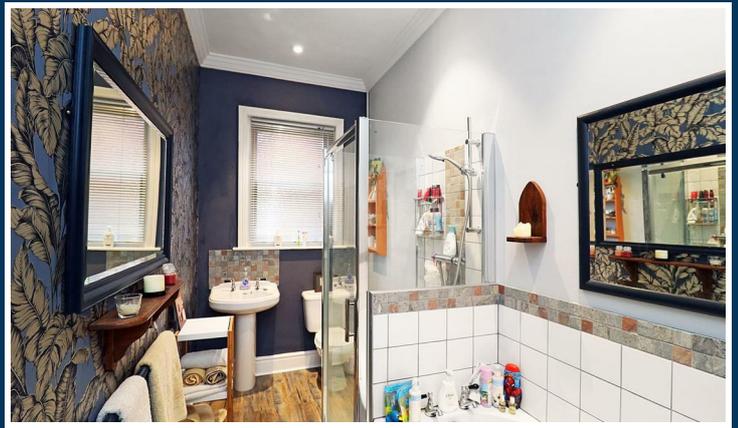
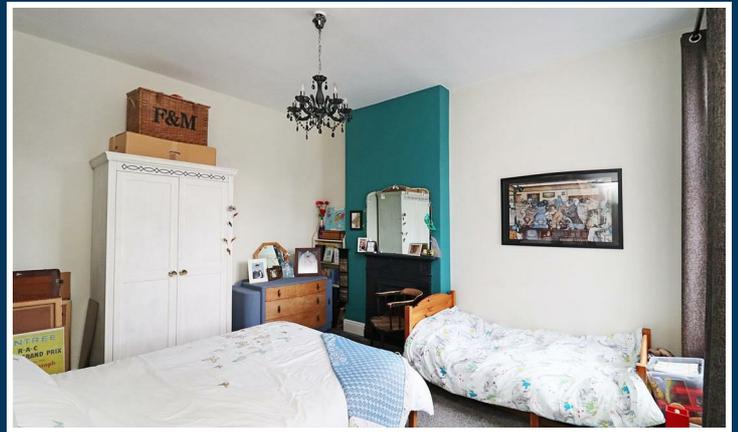
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### TENURE

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

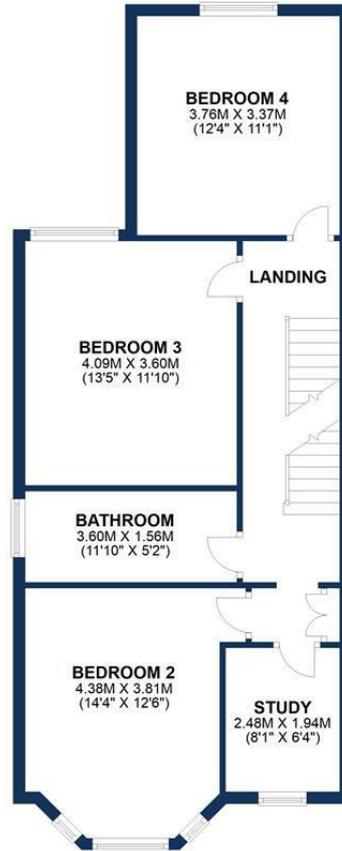
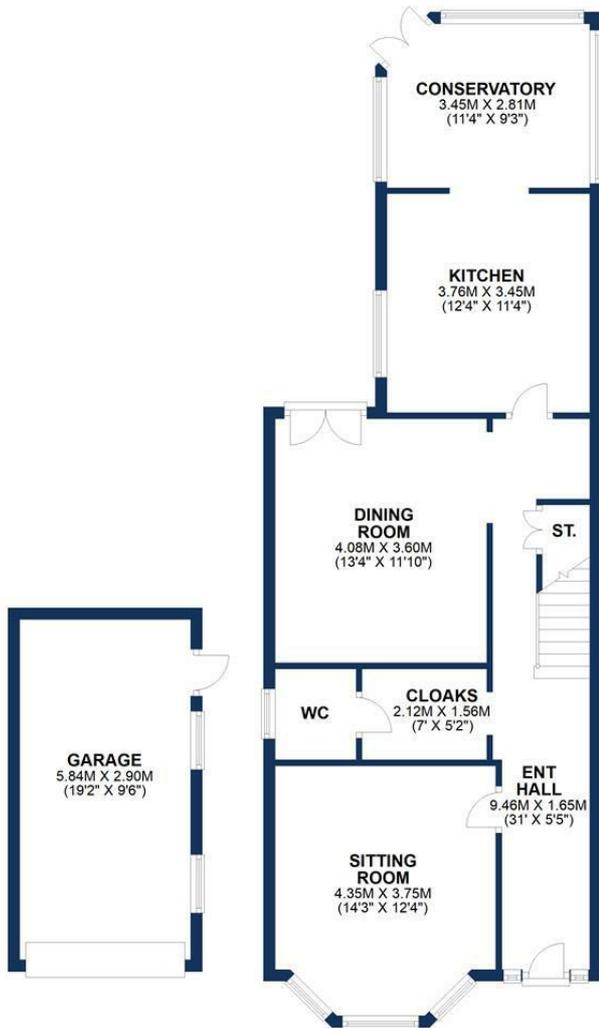
### NOTE

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



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TOTAL AREA:  
APPROX. 214.1 SQ. METRES (2304.9 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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