



68 SHAFTESBURY AVENUE | TIMPERLEY

OFFERS OVER £425,000

*****NO ONWARD CHAIN***** A superbly presented and generously proportioned link detached bungalow with secluded southerly facing rear gardens. The accommodation briefly comprises entrance hall, spacious sitting room leading onto a rear conservatory with access to the gardens, impressive dining kitchen with access to rear gardens, two double bedrooms both with fitted wardrobes and serviced by the bathroom/WC. Externally there is off road parking within the driveway which has an adjacent lawned garden and also provides access to the garage. To the rear is a patio seating area with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day.

POSTCODE: WA15 7NW

DESCRIPTION

Properties on Shaftesbury Avenue are set well back from the carriageway with the immediate vicinity comprising a variety of bungalows standing within mature grounds all of which combine to create an attractive setting. The area is well placed for access to local transport links including the surrounding network of motorways and Manchester International Airport. Timperley village is less than 1/2 a mile distant to the north and the more comprehensive shopping centre of Altrincham is approximately 1 mile to the west. The property also lies within the catchment area of highly regarded primary and secondary schools.

This link detached bungalow provides spacious and well balanced accommodation presented to a high standard. The wide entrance hall provides access to the sitting room to one side which in turn leads onto the conservatory providing access onto the southerly facing rear gardens. Also towards the rear of the property is an impressive well proportioned dining kitchen fitted with a comprehensive range of units and with door to the rear gardens. Towards the side and front there are two excellent bedrooms both with fitted wardrobes and serviced by the modern bathroom/WC.

Externally to the front of the property the block paved drive provides off road parking and access to the attached garage. There are adjacent lawned gardens and access to the side. To the rear and accessed via the conservatory and kitchen is a large patio seating area with delightful lawned gardens beyond with well stocked flowerbeds and benefitting from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

ENCLOSED PORCH

Double PVCu double glazed doors.

ENTRANCE HALL

PVCu double glazed door. Radiator. Leaded effect PVCu double glazed window to the side. Loft access hatch to boarded loft space with light.

SITTING ROOM

19'1" x 12'7" (5.82m x 3.84m)

With leaded effect PVCu double glazed bay window to the front. Living flame gas fire with granite effect surround and hearth. PVCu double glazed door provides access to the conservatory. Radiator. Television aerial point.

CONSERVATORY

12'4" x 6'2" (3.76m x 1.88m)

With sliding doors to the south facing rear gardens.

DINING KITCHEN

15'11" x 14'5" (4.85m x 4.39m)

An impressive dining kitchen with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated double oven/grill with 4 ring gas hob with extractor hood over. Space for dishwasher and fridge. Tiled splashback. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear gardens. Laminate wood flooring. Radiator. Gas fire with surround.



BEDROOM 1

14'2" x 9'10" (4.32m x 3.00m)

With fitted mirror fronted wardrobes and overhead cupboards. Leaded effect PVCu double glazed window to the front. Radiator. Ceiling cornice.

BEDROOM 2

11'0" x 10'6" (3.35m x 3.20m)

PVCu double glazed window to the side. Fitted wardrobes. Radiator. Ceiling cornice.

BATHROOM

8'8" x 7'10" (2.64m x 2.39m)

Fitted with a modern white suite with chrome fittings comprising tiled shower cubicle, WC, vanity wash basin and dressing table. Opaque PVCu double glazed window to side. Extractor fan. Half tiled walls. Airing cupboard housing Worcester combination gas central heating boiler. Heated towel rail.

OUTSIDE

To the front of the property the block paved drive provides off road parking and access to the garage. There are adjacent lawned gardens and gated access to the rear. To the rear and accessed via the conservatory and dining kitchen is a large patio seating area with delightful lawned gardens beyond with well stocked flowerbeds benefitting from a southerly aspect to enjoy the sun all day. Garden shed and greenhouse.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

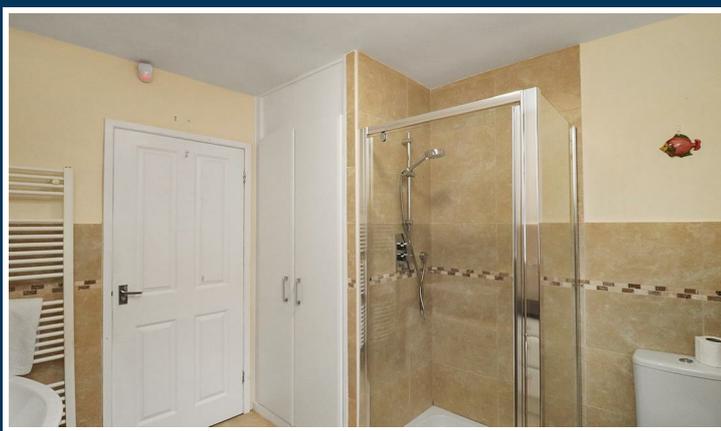
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band "E"

NOTE

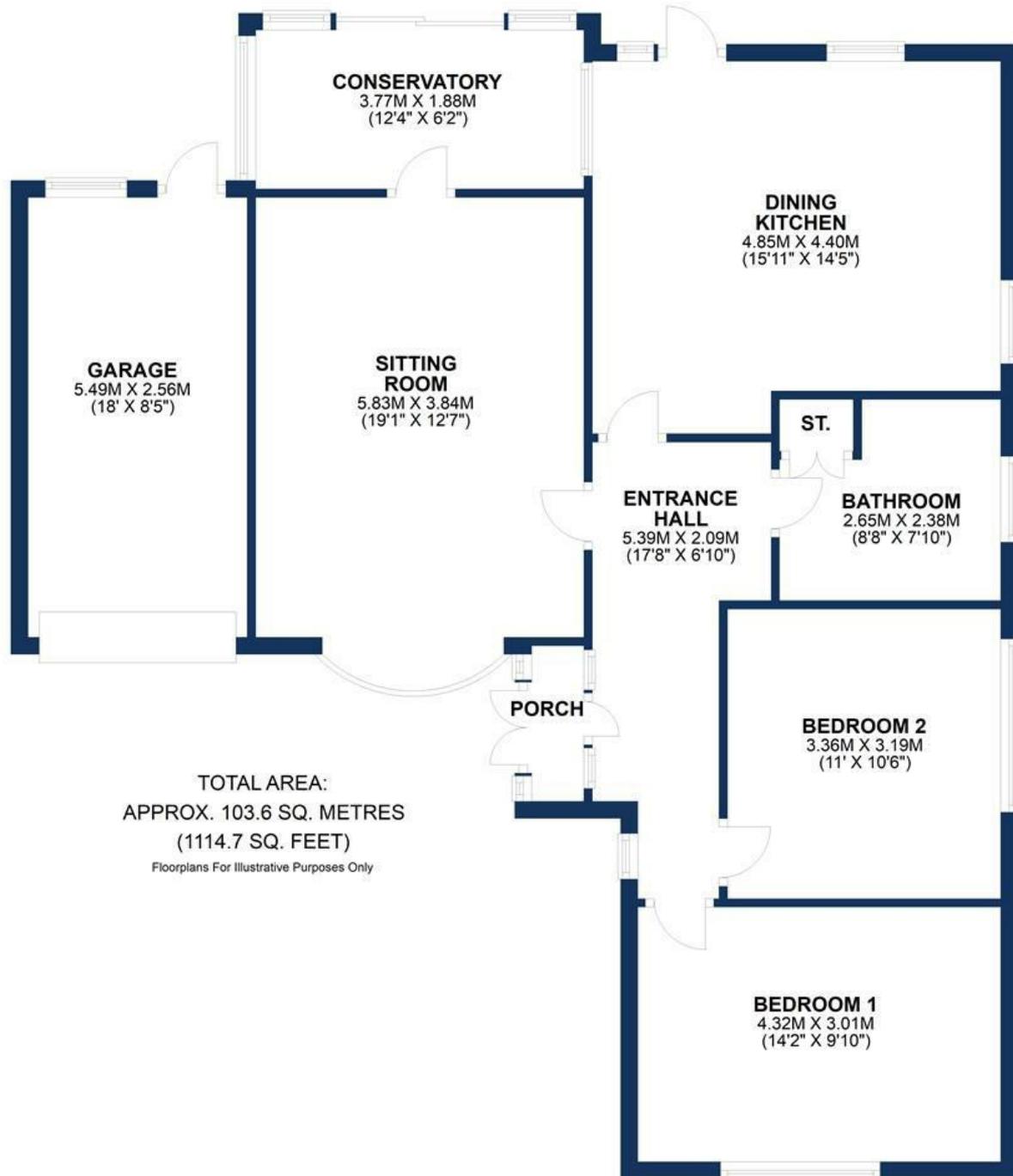
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 103.6 SQ. METRES (1114.7 SQ. FEET)



TOTAL AREA:
APPROX. 103.6 SQ. METRES
(1114.7 SQ. FEET)

Floorplans For Illustrative Purposes Only



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