



## 2 MEDWAY CRESCENT | ALTRINCHAM

OFFERS OVER £775,000

\*NO ONWARD CHAIN\*

Experience unparalleled living in this stunning detached family home that has been presented to an exceptional standard. The property boasts a substantial rear extension that provides unmatched living space, high-quality fittings, tasteful decor, double glazing, and gas central heating. The entrance hall is large and welcoming, featuring fitted storage units and access to the cloakroom/WC. The property features a separate sitting room and a versatile playroom, as well as an impressive open-plan L-shaped dining kitchen with bi-fold doors leading to the garden. The first floor comprises a master bedroom with an en-suite shower room/WC and four additional well-proportioned bedrooms serviced by a family bathroom/WC. Enjoy off-road parking in the driveway and a converted garage with a storage room and an impressive home office with double doors to the garden. The property also features a patio seating area and delightful lawned gardens with a southerly aspect. Viewing is essential to fully appreciate the outstanding accommodation on offer.

POSTCODE: WA14 4UB

## DESCRIPTION

This detached family home occupies an enviable corner plot and in recent years has been completely re-modelled internally, carefully extended to the rear and re-fitted and decorated to a high standard.

The accommodation is approached via a welcoming entrance hall and features a large sitting room to one side whilst to the other is a separate playroom. The rear of the property has been opened up to create a superb open plan L shaped dining kitchen with a comprehensive range of white high gloss units with quartz work surfaces and a full range of integrated appliances by Neff. The kitchen has bi-folding doors leading to the side and rear gardens and also has double glass panelled doors leading into the sitting room. The ground floor accommodation is completed by the cloakroom/WC.

To the first floor the master bedroom benefits from an en-suite shower room/WC and there are 4 further well proportioned bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

Externally there is off road parking within the driveway to the rear which also provides access to the garage. The garage has been converted to create a large storage space towards the front whilst to the rear is a separate home office with double PVCu double glazed doors leading onto the rear garden.

To the side and rear is a patio seating area with delightful lawned gardens beyond benefitting from a southerly aspect to enjoy the sun all day. Towards the front is a flagged footpath flanked by lawned gardens and with mature hedge borders. The property also benefits from an outside tap and external electrical sockets.

The location is ideal being within easy reach of Altrincham town centre and with John Leigh Park on the doorstep. The property also lies within the catchment area of highly regarded primary and secondary schools.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVCu double glazed front door. Karndean flooring. Radiator. Spindle balustrade staircase to the first floor with built in Clever Closet storage units.

#### CLOAKROOM

With a white and chrome suite comprising WC and vanity wash basin. Half tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

#### SITTING ROOM

**17'11" x 10'7" (5.46m x 3.23m)**

With PVCu double glazed window to the front. Two radiators. Television aerial point. Telephone point. Double glass panelled doors lead onto the dining kitchen.

#### PLAYROOM

**9'4" x 9'0" (2.84m x 2.74m)**

PVCu double glazed window to the front. Radiator. Television aerial point.

#### DINING KITCHEN

**26'5" x 21'0" maximum measurements (8.05m x 6.40m maximum measurements)**

An impressive L shaped open plan space fitted with a comprehensive range of white high gloss wall and base units with quartz work surfaces over which also provides an excellent breakfast bar. A range of integrated Neff appliances include oven/grill, warming drawer, separate combination oven/microwave, dishwasher, tall fridge, freezer, induction hob, washing machine and dryer. Quooker tap. Recessed low voltage lighting. Integrated wine fridge. Two radiators. Karndean flooring. Bi-folding doors to the side and rear garden. Television aerial point. Cupboard housing Viessman combination gas central heating boiler.

### FIRST FLOOR

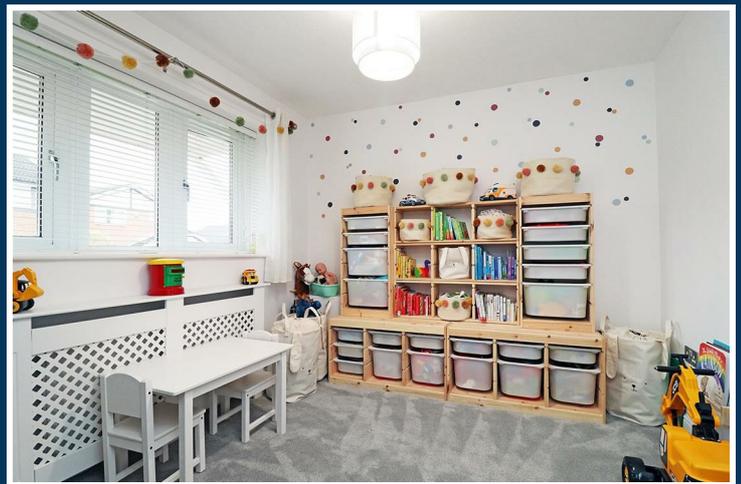
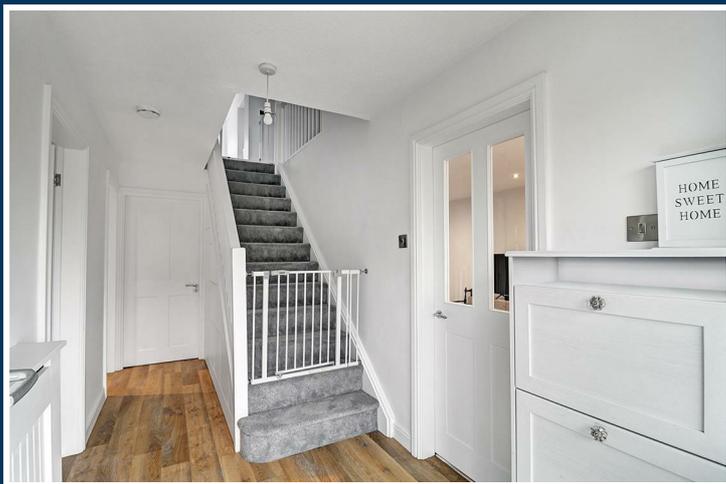
#### LANDING

Two loft access hatches with pull down ladders to boarded loft space. Radiator. Picture window to the rear.

#### BEDROOM 1

**14'0" x 12'1" (4.27m x 3.68m)**

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.



## EN-SUITE

With a white suite with chrome fittings comprising tiled shower cubicle, WC and vanity wash basin. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Extractor fan.

## BEDROOM 2

12'5" x 9'11" (3.78m x 3.02m)

PVCu double glazed window to the front. Fitted wardrobes. Radiator.

## BEDROOM 3

11'4" x 10'9" (3.45m x 3.28m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Recessed low voltage lighting.

## BEDROOM 4

11'4" x 10'7" (3.45m x 3.23m)

PVCu double glazed window to the rear. Fitted wardrobes. Radiator. Recessed low voltage lighting.

## BEDROOM 5

7'10" x 7'9" (2.39m x 2.36m)

With PVCu double glazed window to the side. Radiator.

## BATHROOM

8'3" x 5'3" (2.51m x 1.60m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Chrome heated towel rail. Tiled walls and floor. Extractor fan.

## OUTSIDE

### HOME OFFICE

With double PVCu double glazed doors to the garden. Wall mounted heater. Recessed low voltage lighting.

### GARAGE

8'11" x 7'9" (2.72m x 2.36m)

With electric rolling door to the front and door to the side. Providing excellent storage. Plus attic storage.

Towards the rear of the property is a tarmac driveway providing off road parking for two to three cars and with gated access to the rear garden. Towards the side and rear is a flagged patio seating area with delightful lawned gardens beyond which benefit from a southerly aspect to enjoy the sun all day. Towards the front of the property is a flagged footpath flanked by lawned gardens with mature hedge borders.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

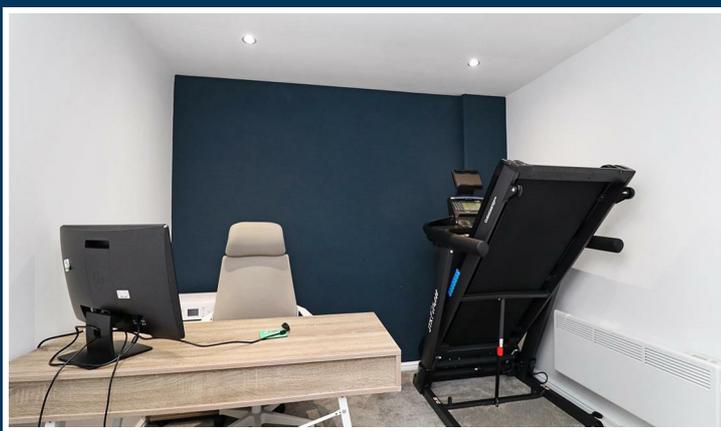
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## TENURE

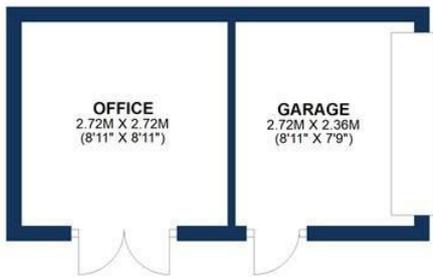
We are informed the property is held on a Leasehold basis for the residue of 999 years from 1989. This should be verified by your Solicitor.

## NOTE

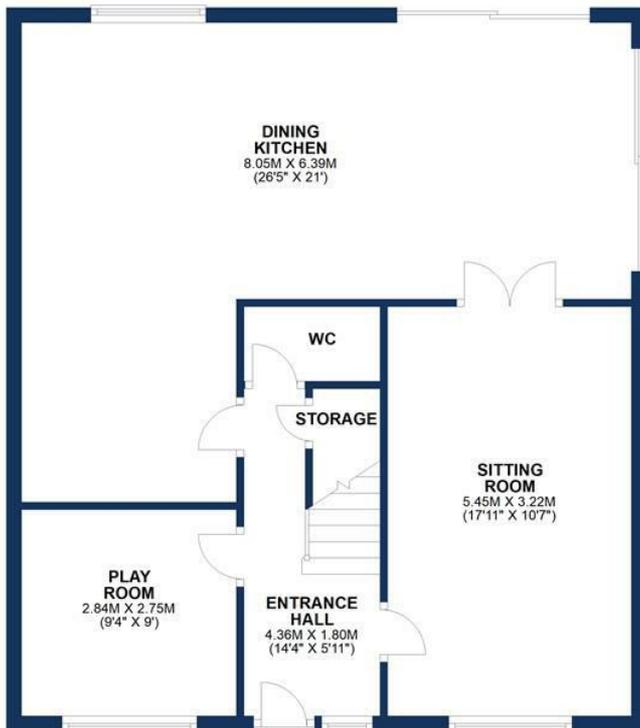
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



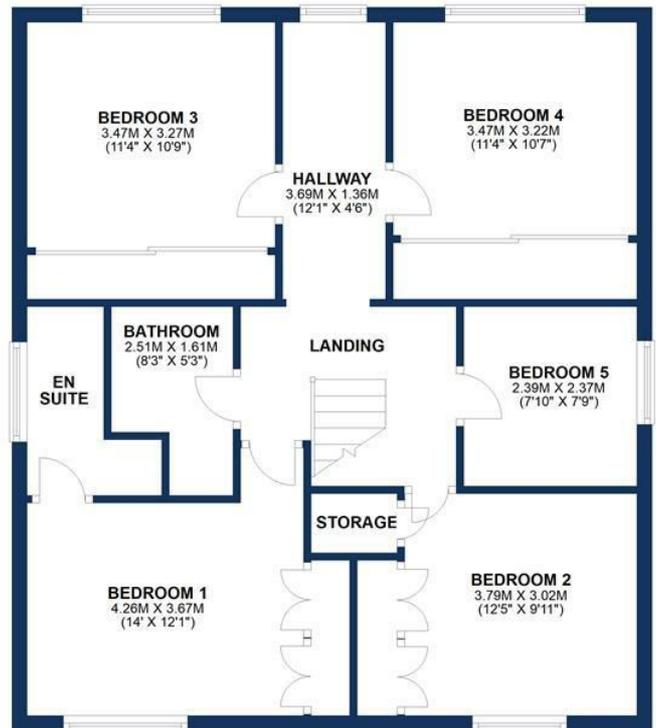
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**GROUND FLOOR**  
APPROX. 88.5 SQ. METRES (952.6 SQ. FEET)



**FIRST FLOOR**  
APPROX. 74.4 SQ. METRES (800.9 SQ. FEET)



**TOTAL AREA: APPROX. 162.9 SQ. METRES (1753.5 SQ. FEET)**

Floorplans For Illustrative Purposes Only



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