



25 IRWIN ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £360,000

A superbly presented and extended traditional semi detached family home in a sought after location. The accommodation briefly comprises welcoming entrance hall, full depth sitting room opening on to the separate dining area with doors leading to the rear gardens. Adjacent to the dining area is the fitted kitchen and the ground floor accommodation is completed by the family room. To the first floor there are three bedrooms and modern bathroom/WC. Ample off road parking to the front whilst to the rear there is a patio seating area with delightful South facing lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA14 5JR

DESCRIPTION

Irwin Road forms part of a popular residential locality well placed for shops and schools and the Metrolink a little over ½ mile distant providing a commuter service into Manchester.

A traditional bay fronted semi detached family home beautifully presented throughout and extended to provide superb living space. To the ground floor there is a full depth open plan sitting/dining room with double glazed French doors to the rear patio seating area with delightful gardens beyond. The dining area also opens on to the kitchen fitted with a comprehensive range of white units. The ground floor accommodation is completed by the extended family room to the side. To the first floor there are three bedrooms and modern family bathroom/WC.

PVCu double glazing throughout and gas central heating.

To the front of the property the block paved driveway provides off road parking whilst to the rear there are superb lawned gardens which benefit from a southerly aspect to enjoy the sun all day.

A superb family home in a popular residential location which needs to be seen to be appreciated.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door with matching side screen. Tiled floor.

ENTRANCE HALL

Hardwood glass panelled front door. Stairs to first floor. Understairs storage cupboard. Radiator. Opaque PVCu double glazed window to the front.

SITTING ROOM

19'11" x 10'11" (6.07m x 3.33m)

PVCu double glazed bay window to the front. Laminate wood flooring. Two radiators. Television aerial point. Opening to;

DINING AREA

15'1" x 6'11" (4.60m x 2.11m)

PVCu double glazed double doors to the rear gardens. Laminate wood flooring. Space for fridge/freezer. Opening to;

KITCHEN

11'4" x 7'5" (3.45m x 2.26m)

Fitted with a comprehensive range of white wall and base units with contrasting work surfaces over incorporating a stainless steel sink unit with drainer. Integrated double oven/grill plus four ring gas hob with stainless steel extractor hood over. Plumbing for washing machine. Space for dryer. Space for dishwasher.



FAMILY ROOM

14'1" x 11'8" (4.29m x 3.56m)

Two PVCu double glazed windows to the front. Radiator. Loft access hatch.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM ONE

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

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

BEDROOM TWO

10'11" x 9'2" (3.33m x 2.79m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'8" x 7'5" (2.64m x 2.26m)

PVCu double glazed window to the rear. Radiator. Cupboard housing Worcester combination gas central heating boiler.

BATHROOM

7'5" x 5'7" (2.26m x 1.70m)

Fitted with a modern white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the front. Chrome heated towel rail. Tiled walls. Extractor fan.

OUTSIDE

To the front of the property the block paved driveway provides ample off road parking and there is gated access to the rear. To the rear and accessed via the ding area there is a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

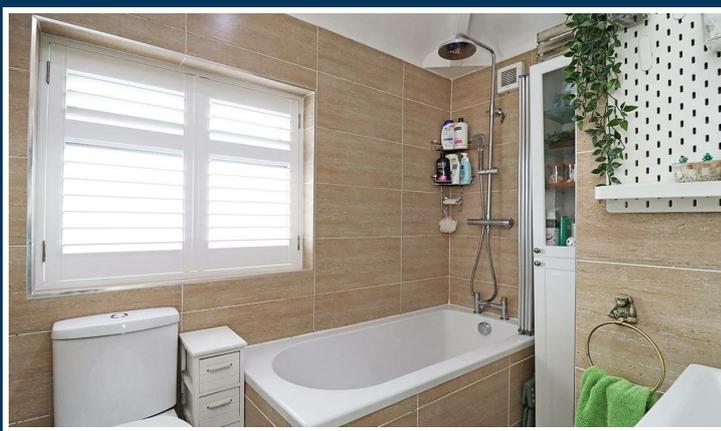
Trafford Borough Council Band 'C'

TENURE

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

NOTE

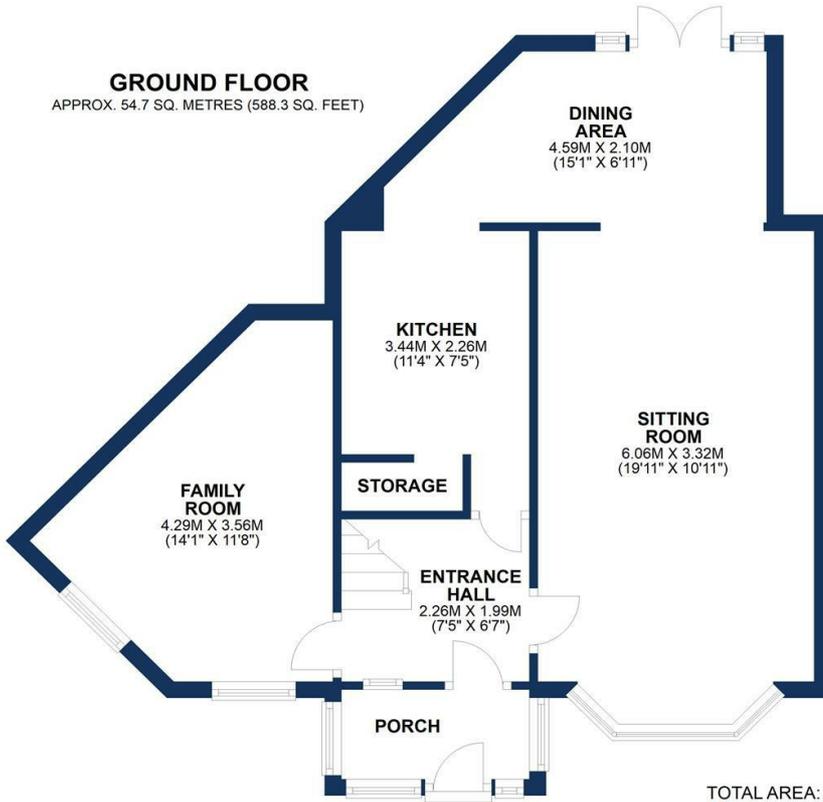
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 54.7 SQ. METRES (588.3 SQ. FEET)



FIRST FLOOR

APPROX. 32.6 SQ. METRES (351.3 SQ. FEET)



TOTAL AREA: APPROX. 87.3 SQ. METRES (939.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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