



175 SHAFTESBURY AVENUE | TIMPERLEY

OFFERS OVER £675,000

A double fronted and extended detached family house with westerly facing landscaped rear gardens. The well proportioned accommodation briefly comprises enclosed porch, wide entrance hall, dining room, sitting room with inglenook, morning room, family room with access to the gardens, contemporary fitted kitchen with sliding windows to the rear terrace, cloakroom/WC, principle bedroom with tree lined views, three further bedrooms all with fitted furniture, bathroom/WC and additional WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking. Rear gardens laid mainly to lawn plus paved terrace. Ideal location approximately 500 yards from the village.

POSTCODE: WA15 7AY

DESCRIPTION

This double fronted detached family house is positioned approximately 500 yards from the village centre and the property is generously proportioned throughout incorporating naturally light living space combined with a well planned two storey extension at the rear.

Upon entering the feeling of space is apparent with a wide hallway opening onto a dining room which is ideal for formal entertaining. Also positioned toward the front there is an elegant sitting room over 20 feet in length with attractive inglenook which in turn leads onto a morning room with access to the beautiful refitted kitchen which incorporates contemporary high gloss units complemented by quartz work surfaces and a range of Neff integrated appliances. Forming part of the extension at ground floor level there is a family room with views across the gardens and sliding windows opening onto the paved rear terrace. In addition there is a cloakroom/WC with provision to create a shower room.

At first floor level the excellent principle bedroom benefits from an inglenook and enjoys far reaching views across the adjacent wooded green. There are three further excellent bedrooms all with fitted furniture and bathroom/WC complete with shower enclosure plus separate WC.

Gas fired central heating has been installed together with PVCu double glazing throughout.

The rear gardens are laid mainly to lawn and are certainly a feature. With a high degree of privacy and also including a paved terrace which is ideal for entertaining during the summer months, mature borders, fence perimeter and a variety of surrounding trees all of which combines to create an attractive setting. Importantly with a westerly aspect to enjoy the sunshine through the afternoon and into the evening.

Furthermore, the block paved driveway provides off road parking for two cars.

The location is ideal being within the catchment area of sought after primary and secondary schools and is also well placed for the surrounding network of motorways and within easy reach of Timperley village and Altrincham town centre with the Metrolink station providing a commuter service into Manchester.

ACCOMMODATION

GROUND FLOOR

COVERED PORCH

Flanked by raised flower beds with recessed low-voltage lighting.

ENCLOSED PORCH

6'2" x 5'7" (1.88m x 1.70m)

Opaque PVCu double glazed/panelled front door set within a matching leaded light effect surround. Tiled walls and floor. Opaque glazed/panelled hardwood door set within matching side-screens to:

ENTRANCE HALL

13'3" x 6'2" (4.04m x 1.88m)

Staircase to the first floor. Built-in cloaks cupboard. Laminate wood flooring. Recessed low-voltage lighting. Wide opening to:

DINING ROOM

15'11" x 8'6" (4.85m x 2.59m)

With the continuation of the laminate wood flooring. Vanity unit with counter top circular wash basin and mixer tap. PVCu double glazed window to the front. Radiator.

SITTING ROOM

20'7" x 13'10" (6.27m x 4.22m)

Inglenook with PVCu double glazed windows to the front and rear and Opaque PVCu double glazed windows to the side. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

MORNING ROOM

11'5" x 9'5" (3.48m x 2.87m)

Opaque PVCu double glazed window to the side. Laminate wood flooring. Two wall light points. Radiator. Double opening opaque glazed doors to:

FAMILY ROOM

11'5" x 11'5" (3.48m x 3.48m)

PVCu double glazed sliding windows to the paved rear terrace. PVCu double glazed window to the rear. Two wall light points. Radiator.



KITCHEN

15' x 9'10" (4.57m x 3.00m)

Fitted with a range of contemporary high gloss wall and base units beneath quartz work surfaces and under-mount stainless steel sink with professional style mixer tap and glass splash-back. Matching centre island incorporating a breakfast bar. Integrated Neff appliances include an electric fan oven/grill, microwave oven, five ring gas hob with matching extractor fan and quartz splash-back above, slimline dishwasher and washer/dryer. PVCu double glazed sliding windows to the rear. Karndean tile effect flooring. Recessed LED lighting. Anthracite vertical radiator.

CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC. Provision for a shower. Tiled walls and floor. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window at half landing level. Access to the boarded and insulated loft space via a retractable ladder.

BEDROOM ONE

14'11" x 13'4" (4.55m x 4.06m)

Inglenook with opaque PVCu double glazed windows to the front, side and rear. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

14'3" x 9'11" (4.34m x 3.02m)

Fitted with a range of contemporary furniture including a seven door range of wardrobes, twin pedestal dressing table and bedside tables. PVCu double glazed window to the front. Laminate wood flooring. Radiator.

BEDROOM THREE

11'5" x 11'2" (3.48m x 3.40m)

Recess for a double bed flanked by light wood effect fitted wardrobes. Matching twin pedestal dressing table. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM FOUR

10'6" x 8'10" (3.20m x 2.69m)

Fitted wardrobes containing double hanging rails and shelving plus twin pedestal dressing table with bookshelves above. PVCu double glazed window to the side. Laminate wood flooring. Radiator.

BATHROOM/WC

11'3" x 7' (3.43m x 2.13m)

Fitted with a white/chrome suite comprising panelled bath, pedestal wash basin and low-level WC, all set within tiled surrounds. Tiled corner enclosure with thermostatic shower. Fitted airing cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Tile effect flooring. Chrome heated towel rail.

WC

White/chrome low-level WC. Opaque PVCu double glazed window to the rear. Partially tiled walls.

OUTSIDE

Block paved driveway providing off road parking for two cars.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

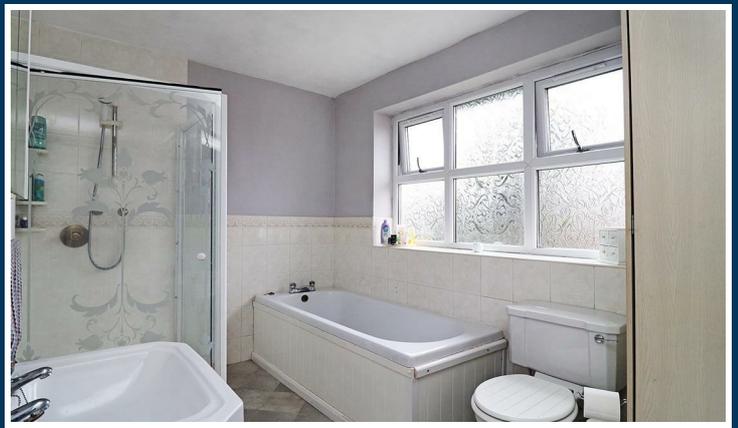
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

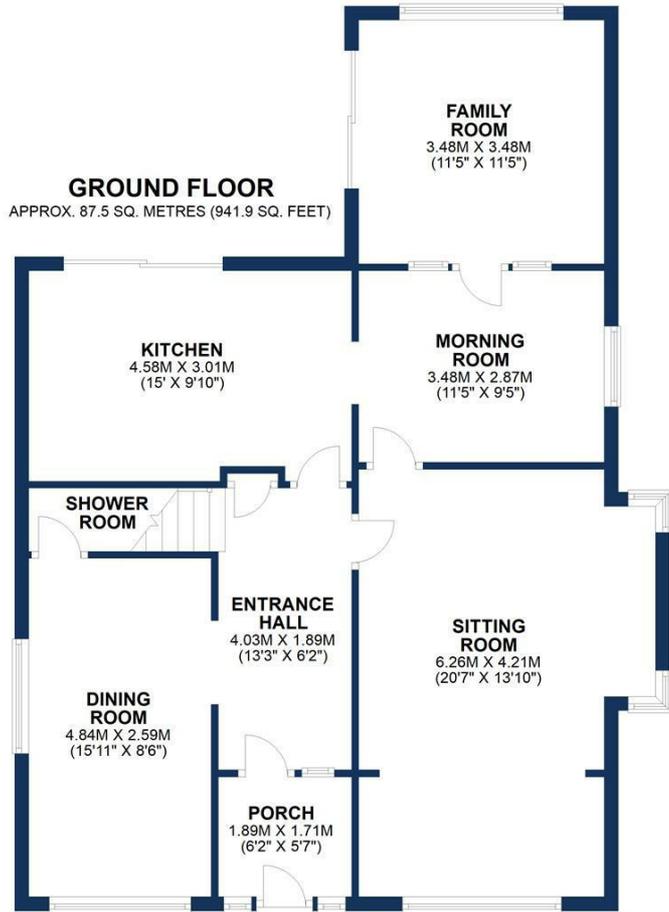
Band E

NOTE

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



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



TOTAL AREA: APPROX. 160.2 SQ. METRES (1724.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



HALE BARNs

292 HALE ROAD, HALE BARNs
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@IANMACKLIN.COM

HALE

OLD BANK BUILDINGS, 160 ASHLEY ROAD
HALE, CHESHIRE, WA15 9SF

T: 0161 928 9510

E: HALE@IANMACKLIN.COM

TIMPERLEY

385 STOCKPORT ROAD, TIMPERLEY
CHESHIRE, WA15 7UR

T: 0161 904 0654

E: TIMPERLEY@IANMACKLIN.COM