



## 28 COLWICK AVENUE | ALTRINCHAM

OFFERS IN THE REGION OF £450,000

A superbly proportioned and beautifully presented mid terrace period property ideally positioned close to the town centre and both Navigation Road and Altrincham Metrolink stations. A recessed porch leads to the entrance hall which in turn provides access to a large through sitting/dining room. Off the dining room is a modern fitted kitchen with access to the delightful rear gardens. The property also benefits from cellars providing useful storage. To the first floor there are three bedrooms and modern bathroom/WC. Courtyard garden to the front and attractive Indian Stone gardens to the rear. Viewing is essential to appreciate the accommodation on offer.



POSTCODE: WA14 1LQ

## DESCRIPTION

This superb period mid terrace property provides superbly presented yet deceptively spacious accommodation.

A recessed porch leads onto a welcoming entrance hall with stairs to the first floor and access onto the through sitting / dining room. To the front the sitting room which is well proportioned and has a focal point of a period style fireplace. To the rear there is a separate dining room overlooking the rear gardens. The ground floor accommodation is completed by the well proportioned modern fitted kitchen with access to the rear gardens. In addition to the accommodation the cellars provide excellent storage space.

To the first floor there are two double bedrooms plus one single and with the master benefiting from a focal point of period fireplace. The family bathroom is superbly appointed with a modern white suite with chrome fittings.

To the rear of the property there is a gravelled courtyard with adjacent well stocked flower beds. Beyond is an Indian stone seating area with ample space for outdoor furniture. To the front of the property is a walled courtyard garden.

Colwick Avenue forms part of a popular residential locality containing terrace houses mainly of a similar age and varying design creating an attractive setting. A little over ¼ mile distant is the shopping town of Altrincham and the Metrolink railway stations at Altrincham and Navigation provide a commuter service into Manchester.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

With hardwood front door. Tiled floor. Stairs to first floor. Dado rail. Radiator.

#### SITTING ROOM

With a focal point of a period style fireplace with decorative tiled insert and tiled hearth. PVCu double glazed bay window to the front. Ceiling cornice. Fitted shelving and storage cupboard. Parquet style flooring. Radiator. Opening to;

#### DINING ROOM

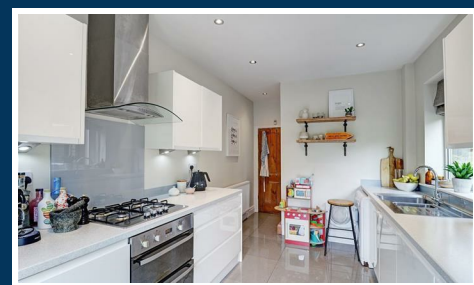
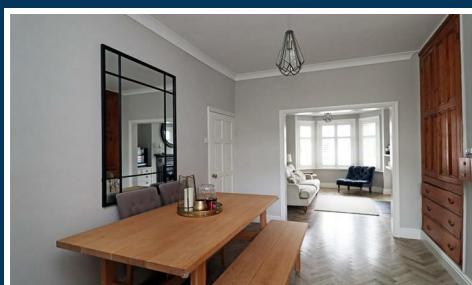
With recessed fireplace with tiled hearth and timber mantle. Parquet style flooring. Radiator. PVCu double glazed window to the rear overlooking the gardens.

#### KITCHEN

Fitted with a comprehensive range of white high gloss units with work surfaces over incorporating a 1 ½ bowl stainless steel sink unit with drainer. Integrated double oven/grill plus four ring hob with stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Plumbing for washing machine. PVCu double glazed window to the side. Recessed low voltage lighting. Tiled floor. Radiator. PVCu double doors provide access to the attractive rear gardens.

#### CELLARS

Superb storage space with restricted head height.



## FIRST FLOOR

### LANDING

Loft access hatch. Dado rail. Storage cupboards.

### BEDROOM ONE

With a focal point of a period style fireplace. Two PVCu double glazed windows to the front. Fitted wardrobes. Picture rail. Radiator.

### BEDROOM TWO

PVCu double glazed window to the rear. Radiator. Picture rail.

### BEDROOM THREE

PVCu double glazed window to the rear. Radiator.

### BATHROOM

With a modern white suite with chrome fittings comprising bath with mixer shower, vanity wash basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the side. Tiled floor and splashback. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the rear of the property there is a gravelled courtyard with adjacent well stocked flower beds. Beyond is an Indian stone seating area with ample space for outdoor furniture. To the front of the property is a walled courtyard garden.

### 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

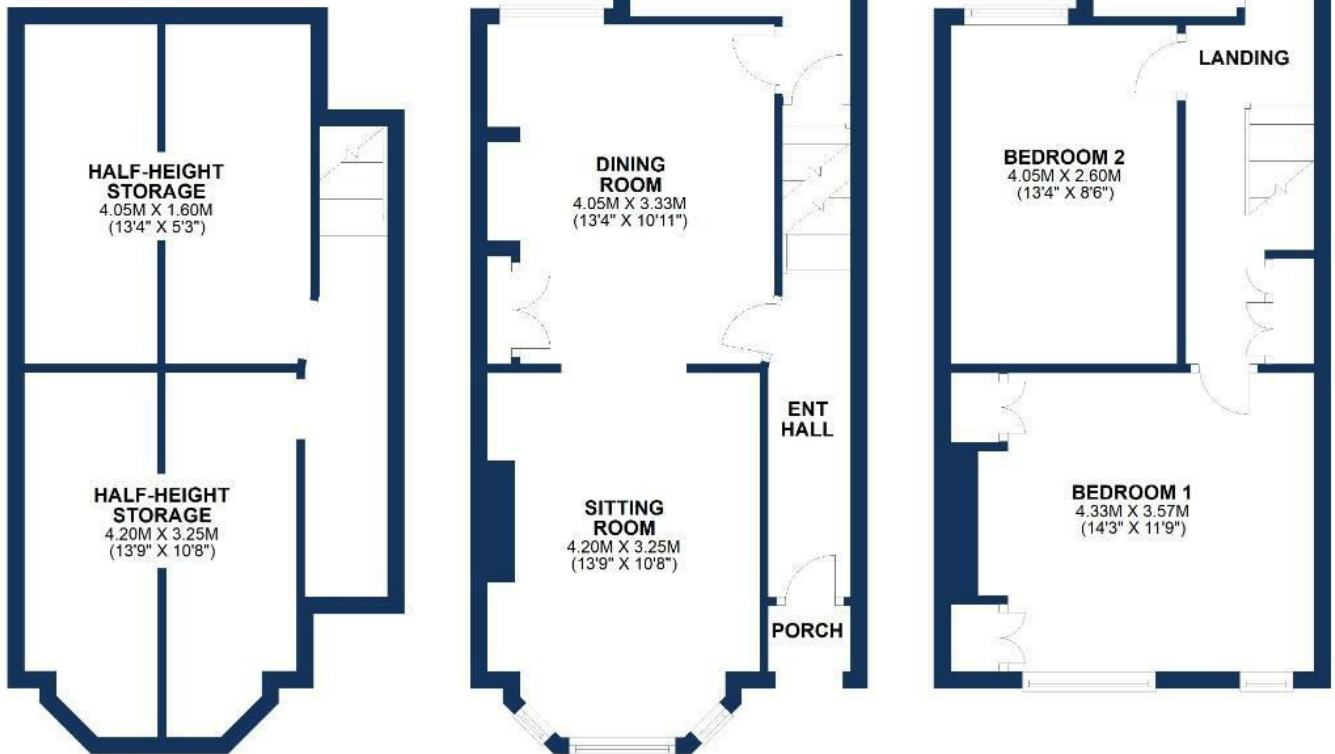
APPROX. 45.2 SQ. METRES (487.0 SQ. FEET)

## FIRST FLOOR

APPROX. 43.6 SQ. METRES (468.9 SQ. FEET)

## BASEMENT

APPROX. 33.1 SQ. METRES (356.1 SQ. FEET)



TOTAL AREA: APPROX. 121.9 SQ. METRES (1312.1 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