

IAN MACKLIN & COMPANY

CHARTERED VALUATION SURVEYORS & ESTATE AGENTS



230 MANCHESTER ROAD | ALTRINCHAM

£325,000

A superbly proportioned bay fronted end of terrace house positioned in a popular residential location approximately one mile distance from the shopping centre of the market town of Altrincham. The accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, dining room, Shaker style fitted kitchen, two double bedrooms and modern bathroom/WC. Cellar chamber and loft space providing further potential subject to approval. Attached brick built store. Gas fired central heating and PVCu double glazing. Rear courtyard and private lawned gardens.

POSTCODE: WA14 5LZ

DESCRIPTION

This attractive bay fronted end of terrace house was probably constructed during the Edwardian era and is superbly presented throughout. The location is ideal being within the catchment area of highly regarded primary and secondary schools and well placed for access to Waitrose supermarket and the shopping centre of Altrincham with its highly popular Market Quarter that contains a variety of establishments including small independent retailers and informal dining options. Importantly the Metrolink stations of Navigation Road and Timperley provide a commuter service into Manchester city centre and the surrounding areas.

The interior benefits from gas fired central heating together with PVCu double glazing whilst retaining original period features such as moulded cornices, picture rails and panelled doors combined with tall ceilings and generously proportioned rooms.

The accommodation is approached beyond an enclosed porch and entrance hall which leads onto the reception rooms. Positioned at the front there is a spacious sitting room with the focal point of a period fireplace surround and living flame coal effect fire set upon a polished granite hearth. Toward the rear a naturally light dining room opens onto the adjacent fitted kitchen with Shaker style units and wood effect work surfaces. The basement is ideal for storage and has potential to create additional living space, subject to obtaining the relevant approval.

At first floor level there are two excellent double bedrooms and bathroom/WC with modern white suite and chrome fittings.

Externally to the rear there is a walled courtyard accessed from the kitchen and beyond delightful private gardens surrounded by mature borders and a variety of trees. Laid mainly to lawn and with a paved terrace which is ideal for entertaining during the summer months. In addition there is an attached brick built store within the courtyard.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Opaque glazed timber framed front door and matching fan light. Tiled floor.

ENTRANCE HALL

Glazed/panelled hardwood door and transom light. Staircase to the first floor. Coved cornice. Dao rail. Covered radiator.

SITTING ROOM

14'11" x 10'5" (4.55m x 3.18m)

Period fireplace surround and polished granite hearth plus living flame coal effect gas fire. PVCu double glazed bay window to the front. Natural wood flooring. Coved cornice. Picture rail. Ceiling rose. Radiator. Double opening opaque glazed/panelled sliding doors to:

DINING ROOM

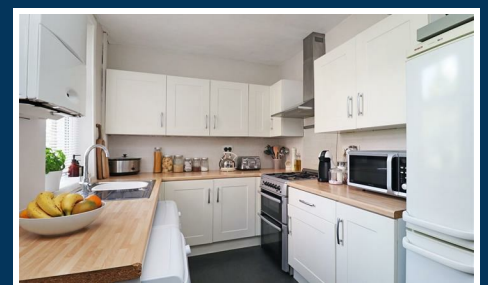
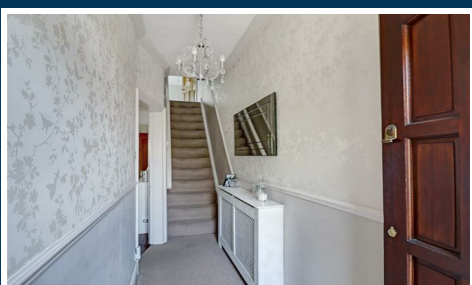
14' x 11'4" (4.27m x 3.45m)

PVCu double glazed window to the rear. Natural wood flooring. Coved cornice. Picture rail. Dado rail. Ceiling rose. Covered radiator.

KITCHEN

15'2" x 7'6" (4.62m x 2.29m)

Fitted with Shaker style wall and base units beneath wood effect heat resistant work surfaces and inset stainless steel drainer sink with mixer tap and tiled splash-back. Recess for a cooker with stainless steel chimney cooker hood above. Space for a fridge/freezer. Recess for a slimline dishwasher and automatic washing machine. Wall mounted gas central heating boiler. Opaque glazed/panelled timber framed door to the side. PVCu double glazed window to the side. Stone effect flooring.



BASEMENT

HALL

Providing additional storage space at one end.

CELLAR CHAMBER

15'1" x 10'5" (4.60m x 3.18m)

Timber framed window to the front. Radiator.

FIRST FLOOR

LANDING

Turned spindle balustrade. Space for a study area. Access to the boarded loft space via a retractable ladder. Dado rail.

BEDROOM ONE

14'4" x 12' (4.37m x 3.66m)

Two PVCu double glazed windows to the front. Coved cornice. Radiator.

BEDROOM TWO

14' x 8'9" (4.27m x 2.67m)

PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

11'5" x 11'6" (3.48m x 3.51m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower above and tiled surrounds, pedestal wash basin and low-level WC. Built-in storage with shelving. Opaque PVCu double glazed window to the rear. Tiled floor. Panelled dado. Radiator.

OUTSIDE

STORE

Power supply. Space for dryer.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

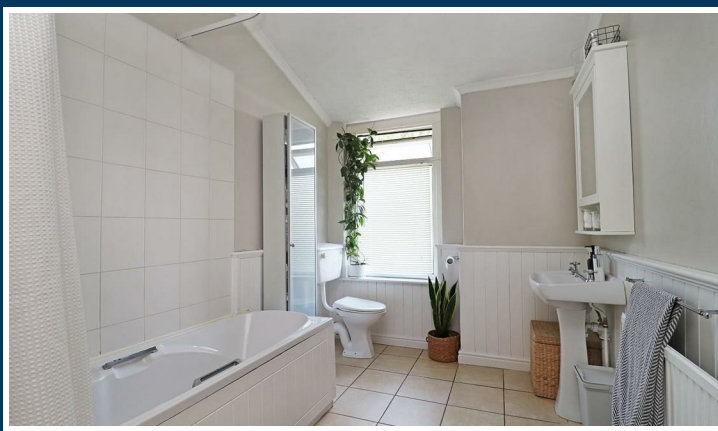
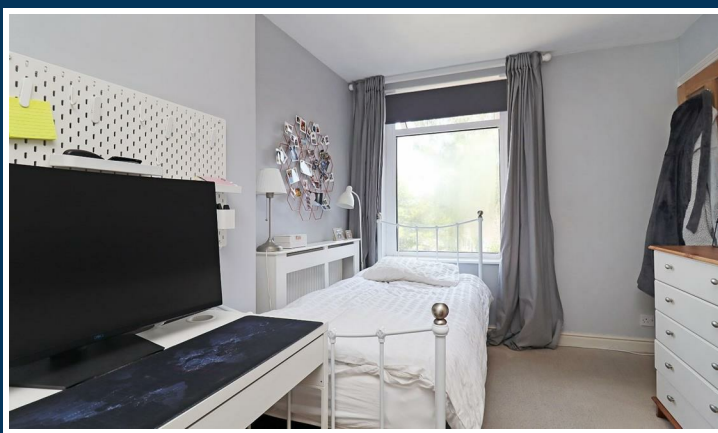
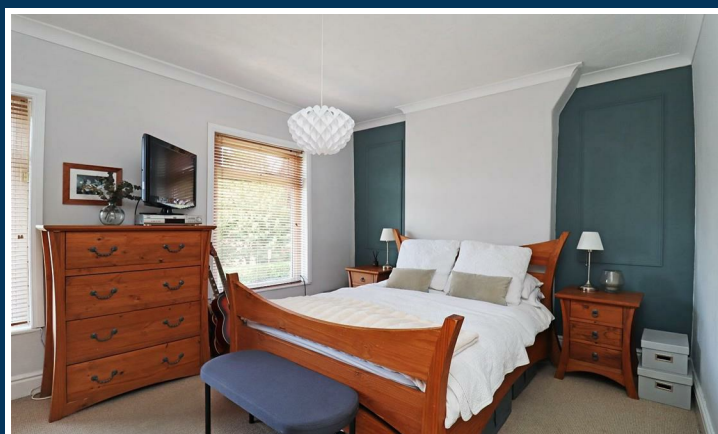
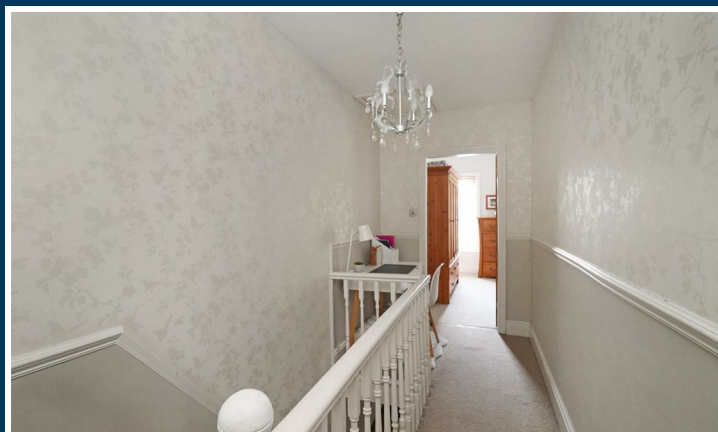
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band B

NOTE

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



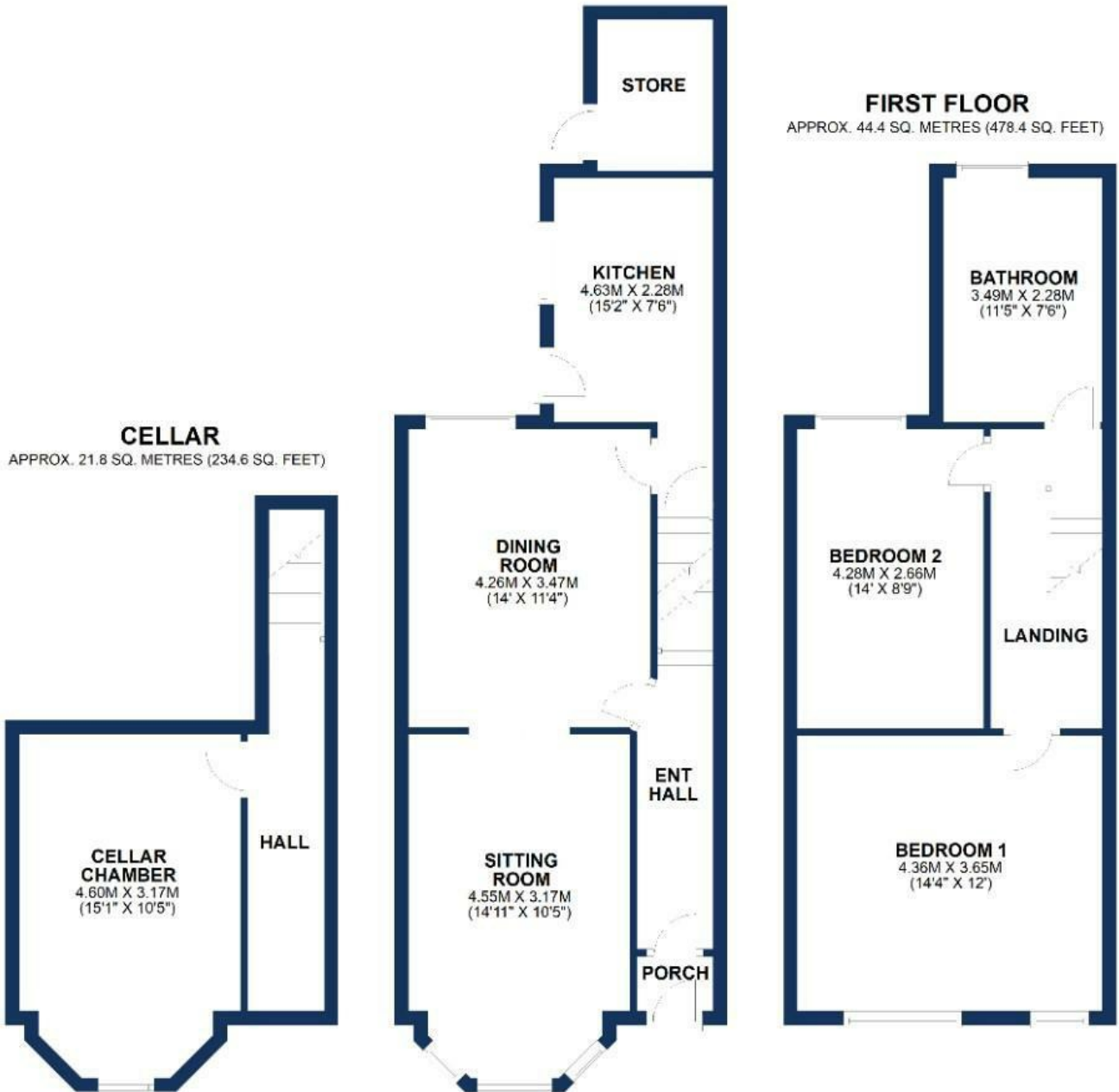
Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, 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.

GROUND FLOOR

APPROX. 50.2 SQ. METRES (540.2 SQ. FEET)

FIRST FLOOR

APPROX. 44.4 SQ. METRES (478.4 SQ. FEET)



TOTAL AREA: APPROX. 116.4 SQ. METRES (1253.2 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