



3 ST. MARGARETS CLOSE | ALTRINCHAM

OFFERS OVER £600,000

NO ONWARD CHAIN

A spacious town house arranged over three floors and positioned in a quiet cul de sac development with westerly facing gardens to the rear. The accommodation briefly comprises entrance hall, garden room/bedroom four, shower room/WC, spacious first floor sitting room with bay window and adjacent dining room, fitted kitchen, three second floor double bedrooms and bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway and integral garage with internal access. Private paved rear seating area and lawn set within mature surroundings. Potential to remodel to individual taste.

POSTCODE: WA14 4BA

DESCRIPTION

St Margaret's Close is an exclusive development of a small number of unusually spacious town houses constructed in a modern style and screened by mature tree lined grounds. The position is ideal being approximately 500 yards distance from the shopping centre of Altrincham with its highly popular Market Hall that contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. In addition the property lies within the catchment area of highly regarded primary and secondary schools and a short distance to the north is John Leigh Park with tennis courts and recreation areas.

Although obviously well cared for this family house presents an ideal opportunity to remodel to individual taste. The superbly proportioned accommodation is arranged over three floors with the ground floor including a garden room with French windows opening onto the paved rear seating area. This reception room may also be used as a fourth bedroom. In addition, there is a shower room/WC and access to the integral garage from the entrance hall.

The main living area is at first floor level and is arranged in an open plan style. The L-shaped sitting/dining room features a dual aspect and overlooks the wooded green to the front through a wide bay window. The fitted kitchen and adjacent dining area also benefit from delightful views toward St Margarets Church.

To the second floor there are three further double bedrooms, two of which have the added advantage of built-in wardrobes, and generous family bathroom/WC which, if replanned, would have space for a separate shower enclosure.

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

Externally the rear gardens are certainly a feature with a full width paved seating area which is ideal for entertaining during the summer months. Laid mainly to lawn and surrounded by well stocked borders and a variety of mature trees trees all of which combines to create an attractive setting. Importantly with a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

Parking is provided within the driveway and integral garage beyond. The full depth garage has provision for a utility area and there is access to the rear gardens.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood opaque glazed front door. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Access to the integral garage. Opaque timber framed window to the front. Parquet flooring. Radiator.

GARDEN ROOM/BEDROOM FOUR

10'3" x 9'6" (3.12m x 2.90m)

PVCu double glazed French window flanked by matching windows to the rear. Parquet flooring. Radiator.

SHOWER ROOM/WC

Cream/chrome wall mounted wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque timber framed window to the front. Tiled floor. Chrome heated towel rail.

FIRST FLOOR

LANDING

Spindle balustrade to the second floor. Wall light point at half landing level. Laminate wood flooring. Radiator.

SITTING ROOM

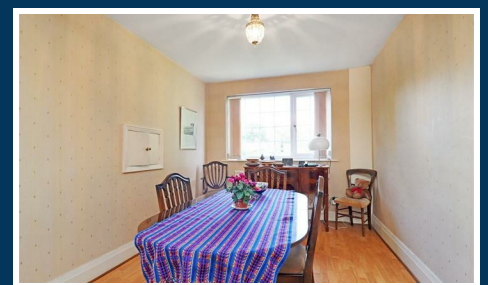
19' x 13'3" (5.79m x 4.04m)

Timber framed oriel bay window to the front. Laminate wood flooring. Coved cornice. Radiator. Wide opening to:

DINING ROOM

16'8" x 9' (5.08m x 2.74m)

PVCu double glazed window to the rear. Laminate wood flooring. Radiator.



KITCHEN

10'7" x 9'6" (3.23m x 2.90m)

Fitted with a range of matching wall and base units beneath heat resistant work surfaces and inset stainless steel drainer sink with tiled splashback. Recess for a cooker. Space for a fridge/freezer. PVCu double glazed window to the rear. Laminate wood flooring. Partially tiled walls. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Spindle balustrade. Wall light point at half landing level. Radiator

BEDROOM ONE

18'1" x 9'11" (5.51m x 3.02m)

Built-in wardrobes the full width with sliding doors. PVCu double glazed window to the front. Natural wood flooring. Radiator.

BEDROOM TWO

11'2" x 11'1" (3.40m x 3.38m)

Built-in wardrobes with four sliding doors. PVCu double glazed window to the rear. Laminate wood flooring. Radiator.

BEDROOM THREE

12' x 9'6" (3.66m x 2.90m)

PVCu double glazed window to the front. Natural wood flooring. Radiator.

BATHROOM/WC

10'6" x 7'8" (3.20m x 2.34m)

Fitted with a suite comprising panelled bath with thermostatic shower above, pedestal wash basin and low-level WC. Storage cupboard with shelving. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled walls. Tile effect flooring. Access hatch to the insulated loft space.

OUTSIDE

INTEGRAL GARAGE

29'7" x 9'9" (9.02m x 2.97m)

Up and over door. Light and power supplies. Utility area with Belfast sink and space for an automatic washing machine, tumble dryer and dishwasher.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

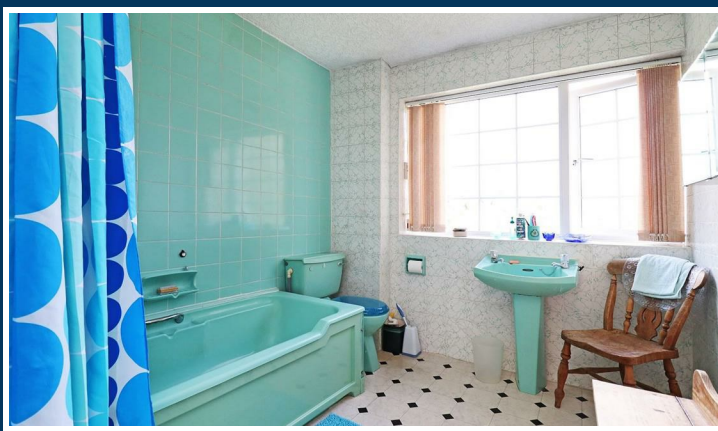
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band F

NOTE

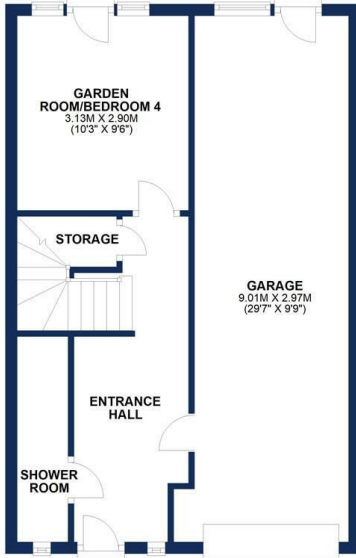
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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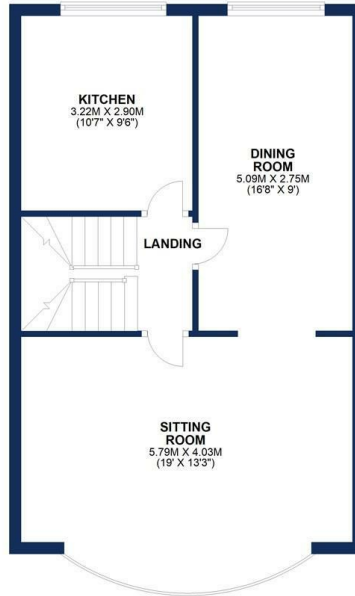
GROUND FLOOR

APPROX. 50.0 SQ. METRES (538.7 SQ. FEET)



FIRST FLOOR

APPROX. 50.7 SQ. METRES (546.1 SQ. FEET)



SECOND FLOOR

APPROX. 50.0 SQ. METRES (538.7 SQ. FEET)



TOTAL AREA: APPROX. 150.8 SQ. METRES (1623.5 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