



30 ST. ANDREWS AVENUE | TIMPERLEY

OFFERS OVER £300,000

A superbly appointed period terraced home in an ideal location within walking distance of local shops and Navigation Road Metrolink station and lying within easy reach of highly regarded primary and secondary schools including being within walking distance of Wellington School. The accommodation briefly comprises front sitting room, breakfast kitchen towards the rear leading onto a rear hallway/utility area with bathroom/WC beyond and also providing access to the south facing rear courtyard garden. To the first floor there are two well proportioned double bedrooms with fitted storage.

The gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the standard of accommodation on offer and also the position.

POSTCODE: WA15 6SG

DESCRIPTION

This period terraced home is presented to a high standard and ideally located within walking distance of Navigation Road Metrolink station and with Altrincham town centre a little further distant. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being in the catchment area of highly regarded primary and secondary schools and specifically within walking distance of Wellington School.

The accommodation is well proportioned throughout and features a sitting room to the front whilst towards the rear is a fitted breakfast kitchen with integrated appliances and access to a large understairs storage area. Beyond the kitchen is a separate rear entrance vestibule with a separate utility area with plumbing for washing machine and door providing access onto the south facing gardens at the rear. Beyond the rear hall is the bathroom/WC fitted with a contemporary white suite with chrome fittings.

To the first floor there are two excellent double bedrooms both with fitted storage cupboards.

Externally to the front of the property is a gated courtyard garden whilst to the rear the gardens have been paved for easy maintenance but are a good size and benefit from a southerly aspect to enjoy the sun all day.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM

12'11" x 12'10" (3.94m x 3.91m)

Composite front door. PVCu double glazed window to the front. Natural wood flooring. Dado rail. Ceiling cornice. Television aerial point. Radiator.

DINING KITCHEN

12'10" x 11'0" (3.91m x 3.353m)

Fitted with a comprehensive range of wall and base units with natural wood work surfaces over incorporating an enamel sink unit with drainer. Integrated oven/grill plus 4 ring induction hob with stainless steel extractor hood. Integrated fridge freezer and dishwasher. PVCu double glazed window overlooking the rear garden. Access to large understairs storage cupboard. Natural wood flooring. Recessed low voltage lighting. Radiator.

REAR HALLWAY

With utility area with plumbing for washing machine and PVCu double glazed door provides access to the rear garden. Natural wood flooring.

BATHROOM

7'8" x 6'6" (2.34m x 1.98m)

Fitted with a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Tiled floor. Half tiled walls. Opaque PVCu double glazed window to the side. Radiator.



LANDING

BEDROOM 1

12'11" x 12'10" (3.94m x 3.91m)

PVCu double glazed window to the front. Fitted storage cupboard. Radiator. Dado rail. Television aerial point.

BEDROOM 2

12'10" x 11'0" (3.91m x 3.35m)

With PVCu double glazed window to the rear. Radiator. Cupboard housing combination gas central heating boiler. Loft access hatch with pull down ladder to boarded loft space.

OUTSIDE

To the front of the property there is a gated courtyard garden whilst to the rear the gardens are paved for easy maintenance and benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

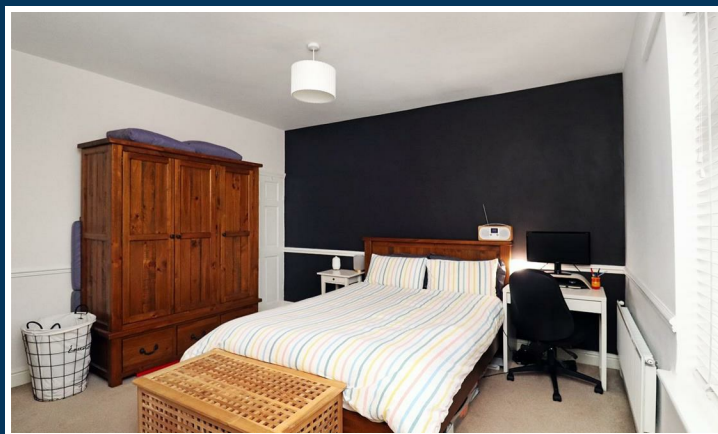
Band "B"

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. 39.4 SQ. METRES (424.2 SQ. FEET)



FIRST FLOOR

APPROX. 32.5 SQ. METRES (349.7 SQ. FEET)



TOTAL AREA: APPROX. 71.9 SQ. METRES (774.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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