



## 19 HADDON GROVE | TIMPERLEY

£350,000

A superbly proportioned and presented period terraced property in an ideal location within walking distance of local shops and Navigation Road Metrolink station and Wellington School. The accommodation briefly comprises entrance vestibule, entrance hall, living room to the front plus separate dining room to the rear opening onto the fitted kitchen with access to the gardens at the rear. To the first floor there are two excellent double bedrooms and a useful loft room. The accommodation is completed by the bathroom/WC. The rear courtyard benefits from a south westerly aspect to enjoy the afternoon and evening sun. Viewing is highly recommended.

POSTCODE: WA15 6SA

## DESCRIPTION

A superb period terrace property beautifully presented throughout.

The accommodation is approached via an entrance vestibule which leads onto a welcoming entrance hall and features a living room to the front with period style fireplace with granite hearth whilst to the rear is a separate dining room. The dining room then leads onto the fitted kitchen with modern white units and with door providing access onto the rear courtyard garden. To the first floor there are two excellent double bedrooms, the master with fitted wardrobes and the accommodation is completed by the large bathroom/WC.

Externally there is a courtyard garden to the rear which benefits from a south westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within walking distance of Navigation Road Metrolink station and with Altrincham town centre a little further distant and within easy reach of Timperley village centre. Local shops are available at the bottom of Deansgate Lane and the property is also well placed being within the catchment area of highly regarded primary and secondary schools particularly within walking distance of Wellington School.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Composite front door. Dado rail. Laminate flooring. Glass panelled door to:

#### ENTRANCE HALL

Ceiling cornice. Dado rail. Radiator. Stairs to first floor. Laminate flooring.

#### LIVING ROOM

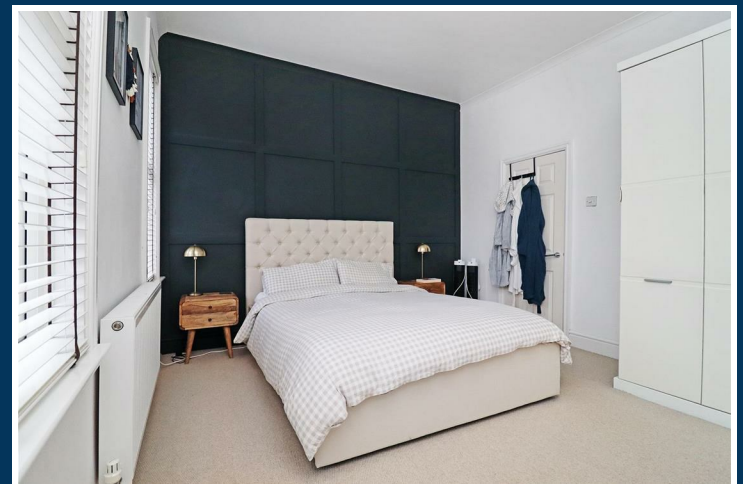
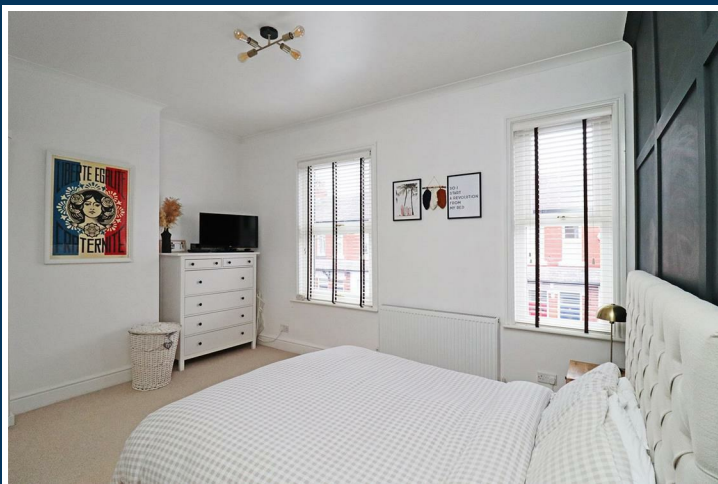
**11'9" x 11'6" (3.58m x 3.51m)**

With a focal point of a living flame gas fire with granite effect surround and hearth. PVCu double glazed window to the front. Ceiling cornice. Laminate flooring. Radiator. Television aerial point. Fitted storage and shelving.

#### DINING ROOM

**12'6" x 12'1" (3.81m x 3.68m)**

PVCu double glazed window overlooking the rear garden. Access to under stairs storage cupboard. Ceiling cornice. Laminate flooring. Feature panelled wall. Glass panelled door to:



## KITCHEN

8'1" x 7'8" (2.46m x 2.34m)

Fitted with a range of white wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring gas hob with stainless steel splashback. Space for fridge. Plumbing for washing machine. PVCu double glazed windows to the side and rear. PVCu double glazed door provides access to the rear courtyard garden. Tiled splashback.

## FIRST FLOOR

### LANDING

Loft access hatch with pull down ladder to partially boarded loft space.

### BEDROOM 1

15'1" x 11'6" (4.60m x 3.51m)

With fitted wardrobes. Two PVCu double glazed windows to the front. Radiator. Feature panelled wall.

### BEDROOM 2

12'6" x 9'10" (3.81m x 3.00m)

PVCu double glazed window to the rear. Radiator. Ceiling cornice. Television aerial point.

### BATHROOM

7'10" x 7'8" (2.39m x 2.34m)

Well proportioned bathroom fitted with a modern white suite with chrome fittings comprising corner bath, separate tiled shower cubicle, vanity wash basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Recessed low voltage lighting. Extractor fan.

### OUTSIDE

To the rear of the property is a delightful courtyard garden which benefits from a south westerly aspect to enjoy the afternoon and evening sun.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

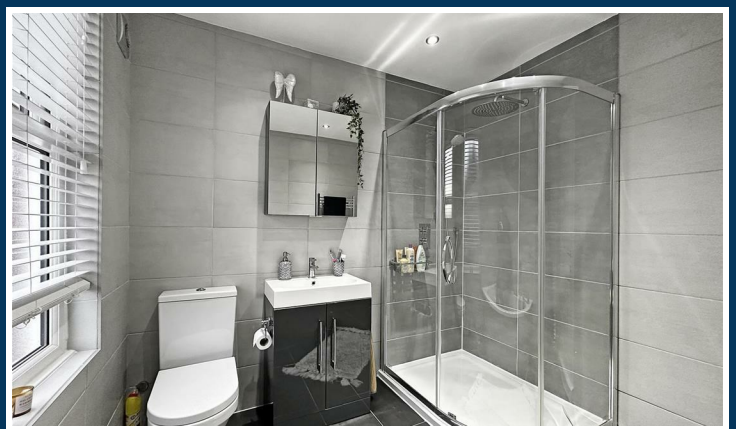
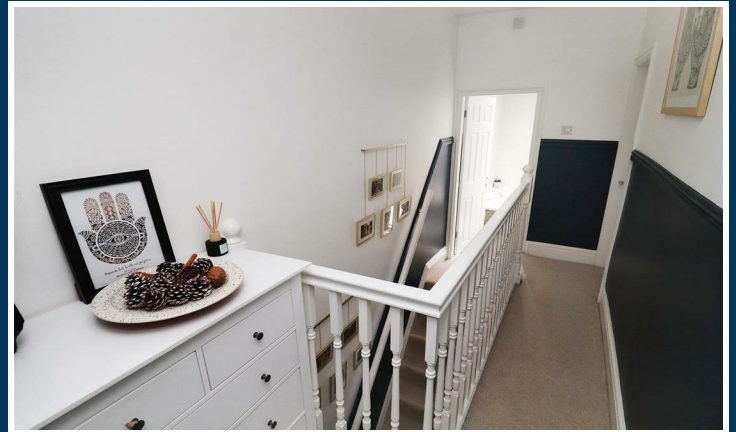
Band "C"

### TENURE

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

### NOTE

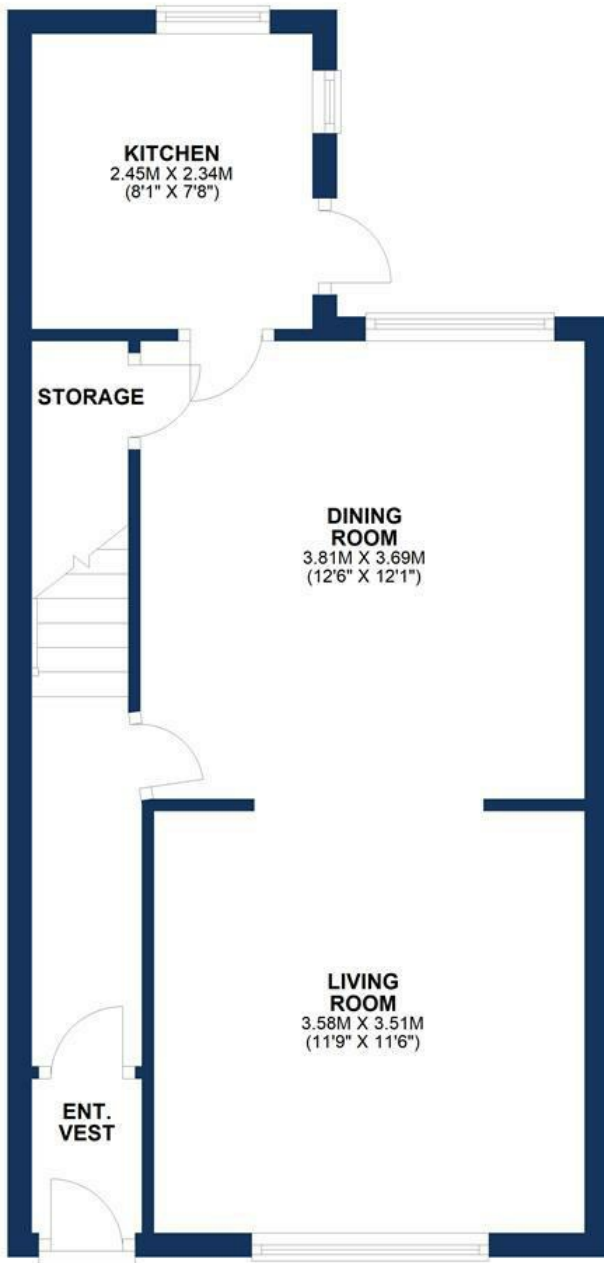
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 40.1 SQ. METRES (431.3 SQ. FEET)



## FIRST FLOOR

APPROX. 40.1 SQ. METRES (431.3 SQ. FEET)



TOTAL AREA: APPROX. 80.1 SQ. METRES (862.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



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