



5 ST MARGARETS CLOSE | ALTRINCHAM

OFFERS IN THE REGION OF £635,000

NO ONWARD CHAIN BEST & FINAL OFFERS 7TH MARCH 12 NOON, POF & position hale@ianmacklin.com

A superbly proportioned townhouse positioned in a highly regarded location and occupying a superb corner plot. The accommodation briefly comprises entrance hall, versatile ground floor reception room or fourth bedroom, utility room and shower room/WC. First floor living room the full width, dining room with Juliet balcony and fitted kitchen. Three double bedrooms and shower room/WC to the second floor. Gas fired central heating and PVCu double glazing. Off road parking and integral garage. Southerly and westerly facing gardens. Further potential subject to approval.

POSTCODE: WA14 4BA

DESCRIPTION

St Margarets Close is an impressive development of nine town houses set well back from the tree lined carriageway and arranged around a central green. The attractive mature surroundings are well cared for and this particular property occupies an enviable corner plot with gardens to the side and rear benefitting from a southerly and westerly aspect respectively. There is much further potential, subject to obtaining the relevant consent and lapsed planning permission exists for the erection of a two storey side extension to form a separate dwelling and single detached garage. Trafford Planning Reference: H40521.

At ground floor level the entrance hall allows access to the integral garage and leads onto a versatile reception room or additional double bedroom with French windows opening onto the gardens. There is also a utility room with access to the paved rear terrace and fully tiled shower room/WC.

To the first floor there is a superbly proportioned and naturally light sitting room with wide bay window and the focal point of a marble fireplace surround and hearth. Double opening glazed doors lead onto the dining room with Juliet balcony and the adjacent kitchen is fitted with matching units and a range of integrated appliances.

The accommodation is completed on the upper floor with three excellent double bedrooms and well appointed shower room/WC.

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

Externally there is off road parking for several cars alongside an integral garage. The side and rear gardens are certainly a feature, laid mainly to lawn and surrounded by stocked borders plus a variety of mature trees all of which combines to create an attractive setting. Importantly, there are commanding tree lined views toward St Margarets Church, in addition to overlooking the delightful green to the front.

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.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

17'6" x 6'5" (5.33m x 1.96m)

PVCu double glazed front door. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Opaque timber framed window to the front. Laminate wood flooring. Three wall light points. Coved cornice. Radiator.

GARDEN ROOM/BEDROOM FOUR

22'9" x 10'9" (6.93m x 3.28m)

PVCu double glazed French windows set within a matching surround. PVCu double glazed door to a paved seating area. Recessed LED lighting. Two wall light points. Coved cornice. Three radiators.

SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic shower. Opaque timber framed window to the front. Tiled walls and floor. Recessed LED lighting. Extractor fan. Underfloor heating. Chrome heated towel rail.

UTILITY ROOM

14'2" x 8'5" (4.32m x 2.57m)

Beech effect wall and bas units beneath heat resistant work surfaces and inset stainless steel circular sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Concealed wall mounted gas central boiler. PVCu double glazed door and window to the rear. Laminate wood flooring.

FIRST FLOOR

LANDING

PVCu double glazed window to the side at half landing level. Spindle balustrade staircase to the second floor. Wall light point. Coved cornice. Covered radiator.

SITTING ROOM

19' x 16'11" (5.79m x 5.16m)

Marble fireplace surround and hearth with flame/coal effect electric fire. PVCu double glazed bay window to the front. Four wall light points. Coved cornice. Covered radiator. Double opening glazed doors to:



DINING ROOM

13'7" x 8'10" (4.14m x 2.69m)

PVCu double glazed French windows to a Juliet balcony at the rear. Laminate wood flooring. Coved cornice. Covered radiator. Double opening glazed doors to:

KITCHEN

10'4" x 9'7" (3.15m x 2.92m)

Fitted with beech effect wall and base units beneath heat resistant work surfaces and inset 1 1/2 bowl stainless steel drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with stainless steel chimney cooker hood, fridge, freezer and dishwasher. PVCu double glazed window to the rear. Tiled walls and floor. Recessed LED lighting.

SECOND FLOOR

LANDING

PVCu double glazed window to the side. Spindle balustrade. Wall light point.

BEDROOM ONE

17'6" x 10'5" (5.33m x 3.18m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the front. Laminate wood flooring. Wall light point. Coved cornice. Radiator.

BEDROOM TWO

11'2" x 10'11" (3.40m x 3.33m)

Built-in wardrobes containing hanging rails and shelving. PVCu double glazed window to the rear. Laminate wood flooring. Coved cornice. Radiator.

BEDROOM THREE

11'9" x 9'7" (3.58m x 2.92m)

PVCu double glazed window to the front. Laminate wood flooring. Coved cornice. Radiator.

SHOWER ROOM/WC

10'1" x 7'4" (3.07m x 2.24m)

Fully tiled and fitted with a white/chrome wide vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic shower. Airing cupboard with chrome heated towel rail. Opaque PVCu double glazed window to the rear. Recessed LED lighting. Extractor fan. Underfloor heating. Chrome heated towel rail.

OUTSIDE

INTEGRAL GARAGE

14'8" x 10'1" (4.47m x 3.07m)

Electrically operated up and over door. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

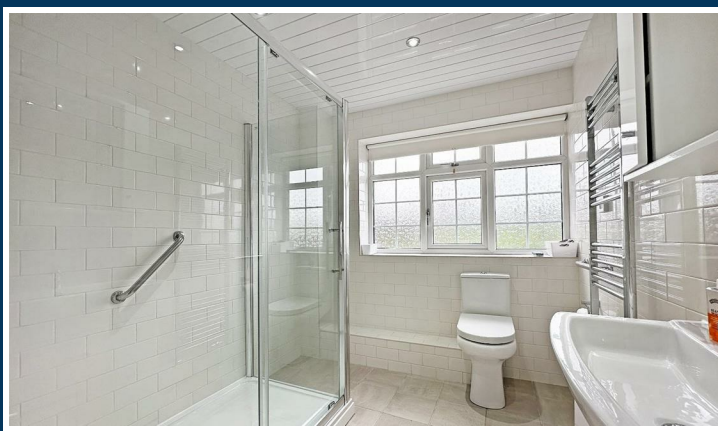
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

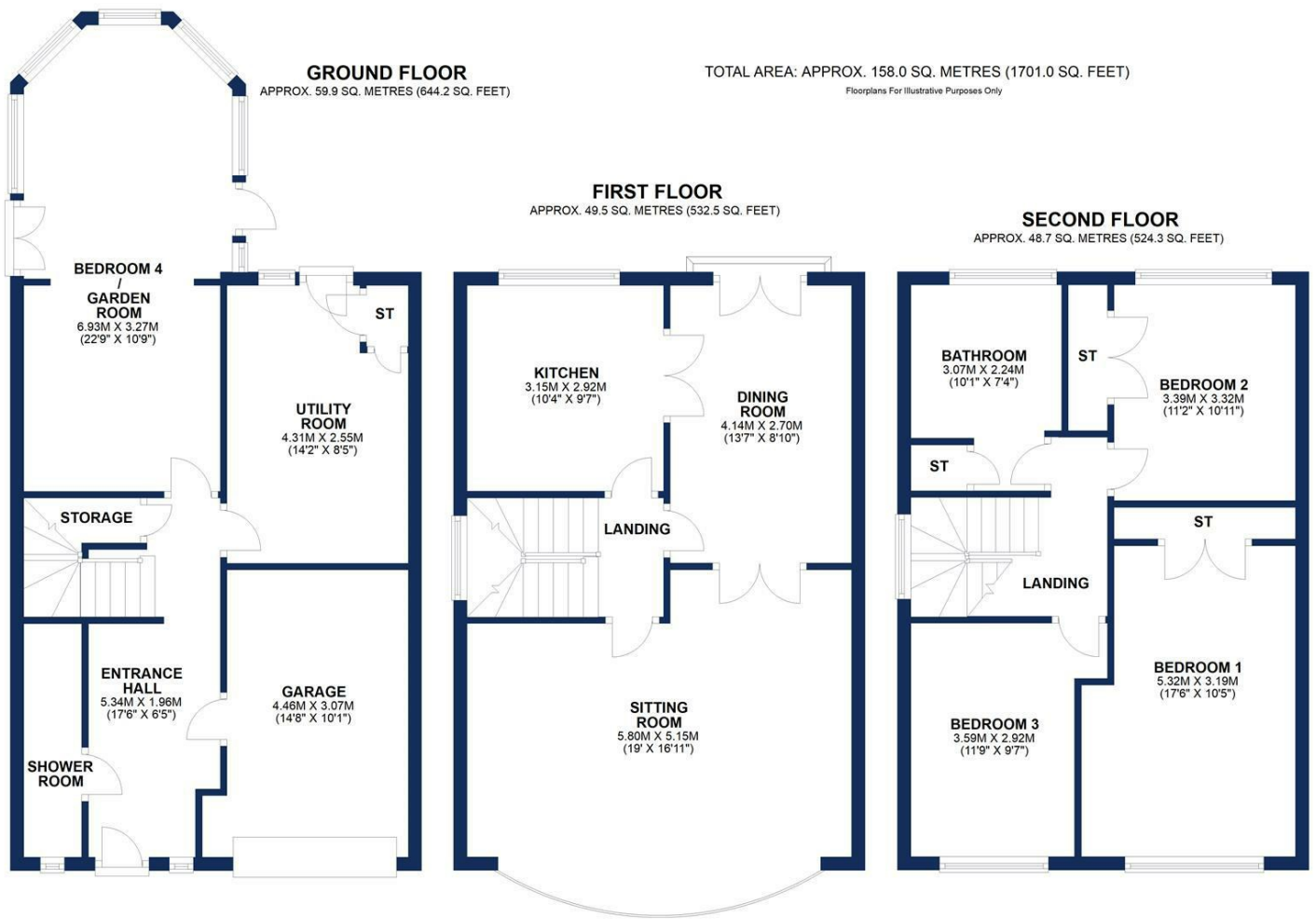
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NOTE

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



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