



14 HONITON WAY | ALTRINCHAM

OFFERS IN THE REGION OF £625,000

A substantially extended and superbly presented detached family house in a popular cul de sac location. The accommodation briefly comprises entrance hall, sitting room, living/dining room with bi-folding windows to the paved terrace, fitted breakfast kitchen with integrated appliances, study, cloakroom/WC, primary bedroom with en suite shower room/WC, two further double bedrooms, generous single bedroom and family bathroom/WC. Gas fired central heating and PVCu double glazing. Off road parking and attached garage. Landscaped lawned rear gardens with a westerly aspect.

POSTCODE: WA14 4UW

DESCRIPTION

Honiton Way is a quiet cul de sac and forms part of a popular residential locality developed in the immediate vicinity with attractive modern properties of varying design set back beyond mature tree lined gardens all of which combines to create a delightful setting. The shopping centre of the market town of Altrincham lies approximately one mile distance with its highly popular Market Hall which 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. The location is also ideal being within the catchment area of highly regarded primary and secondary schools and half a mile to the east is John Leigh Park with tennis courts and recreation areas.

The superbly presented accommodation is approached beyond an entrance hall with well appointed cloakroom/WC to one side. Positioned toward the front an elegant sitting room is ideal for formal entertaining and provides flexible living space. Forming part of the carefully planned extension there is a generously proportioned sitting/dining room with bi-folding windows opening onto the stone paved rear terrace and the adjacent breakfast kitchen is fitted with Shaker style units alongside a range of integrated appliances. In addition, the study may prove invaluable for those who choose to work from home.

At first floor level the primary bedroom features contemporary fitted wardrobes and benefits from a luxurious en suite shower room/WC. Two further double bedrooms and a generous single bedroom are served by the sumptuous family bathroom/WC complete with separate shower enclosure.

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

Externally, the driveway provides ample off road parking with an attached garage beyond. The landscaped rear gardens are laid mainly to lawn with two stone paved seating areas and importantly a westerly aspect to enjoy the sunshine throughout the afternoon and into the evening.

ACCOMMODATION

GROUND FLOOR: ENTRANCE HALL

PVCu double glazed/panelled front door set within a brick archway. Staircase to the first floor. Engineered oak flooring. Coved cornice.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC set within tiled surrounds. Opaque timber framed double glazed window to the front. Extractor fan. Radiator.

SITTING ROOM

15'8" x 10'9" (4.78m x 3.28m)

PVCu double glazed window to the front. Engineered oak flooring. Coved cornice. Radiator.

LIVING/DINING ROOM

18'5" x 9'9" (5.61m x 2.97m)

Double glazed bi-folding windows to the rear. Engineered oak flooring. Recessed LED lighting. Radiator.

BREAKFAST KITCHEN

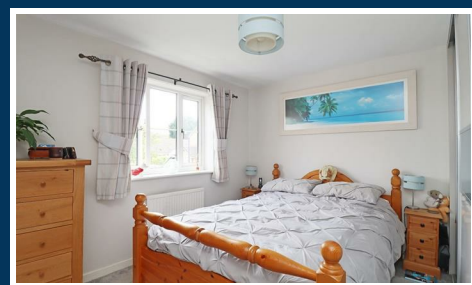
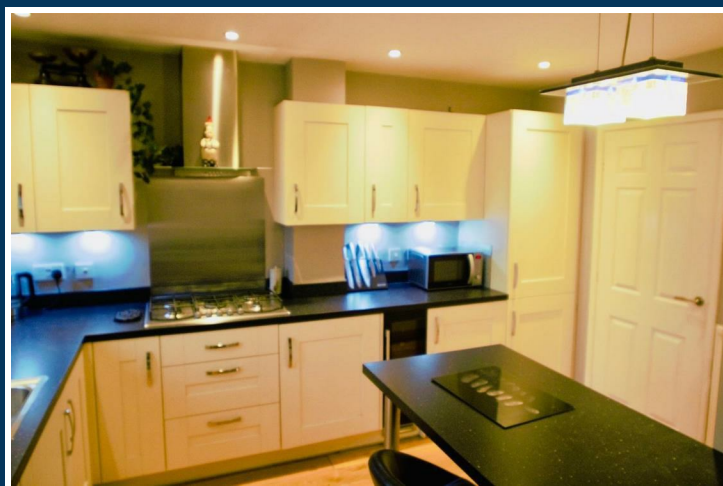
12'3" x 10' (3.73m x 3.05m)

Fitted with Shaker style wall and base units beneath contrasting heat resistant work surfaces/up-stands and inset 1 1/2 bowl stainless steel drainer sink with mixer tap. Matching peninsula breakfast bar. Integrated appliances include a double electric fan oven/grill, five ring gas hob with stainless steel chimney cooker hood above, fridge/freezer, dishwasher, automatic washing machine and drinks/wine cooler. PVCu double glazed window to the rear. Engineered oak flooring. Recessed LED lighting. Radiator.

STUDY

10'1" x 9' (3.07m x 2.74m)

PVCu double glazed window to the side. Engineered oak flooring. Coved cornice. Radiator.



FIRST FLOOR: LANDING

Spindle balustrade. Access to the partially boarded loft space via a folding ladder. Radiator.

BEDROOM ONE

10'11" x 10'9" (3.33m x 3.28m)

Contemporary fitted wardrobes with sliding doors and containing double hanging rails and shelving. PVCu double glazed window to the front. Radiator.

EN SUITE SHOWER ROOM/WC

9' x 4'4" (2.74m x 1.32m)

White/chrome semi recessed vanity wash basin with mixer tap and low-level WC. Wide tiled enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the front. Partially tiled walls. Recessed LED lighting. Chrome heated towel rail.

BEDROOM TWO

11' x 10'6" (3.35m x 3.20m)

PVCu double glazed window to the rear. Recessed LED lighting. Radiator.

BEDROOM THREE

12'7" x 9'2" (3.84m x 2.79m)

PVCu double glazed window to the side and rear. Recessed LED lighting. Provision for a wall mounted flat screen television. Radiator.

BEDROOM FOUR

10'7" x 5'11" (3.23m x 1.80m)

PVCu double glazed window to the side. Radiator.

BATHROOM/WC

10'7" x 6'1" (3.23m x 1.85m)

Fitted with a white/chrome suite comprising panelled bath with mixer tap, vanity wash basin with mixer tap and low-level WC. Wide tiled corner enclosure with thermostatic rain shower plus hand-held attachment. Opaque PVCu double glazed window to the side. Partially tiled walls. Recessed LED lighting. Shaver point. Chrome heated towel rail.

OUTSIDE

ATTACHED GARAGE

17'6" x 9' (5.33m x 2.74m)

Up and over door. Wall mounted gas central heating boiler. Light and power supplies.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

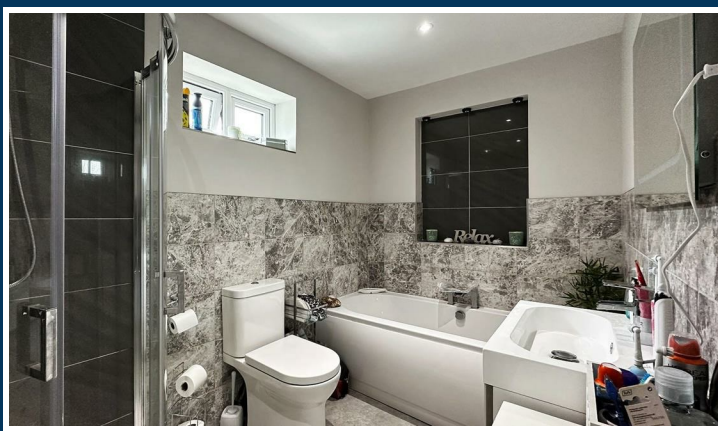
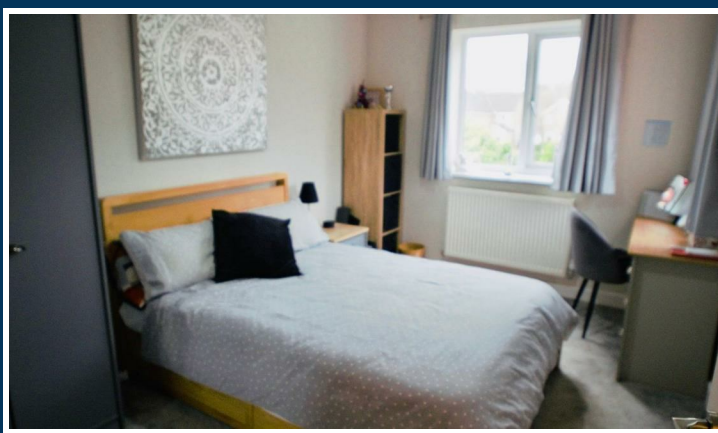
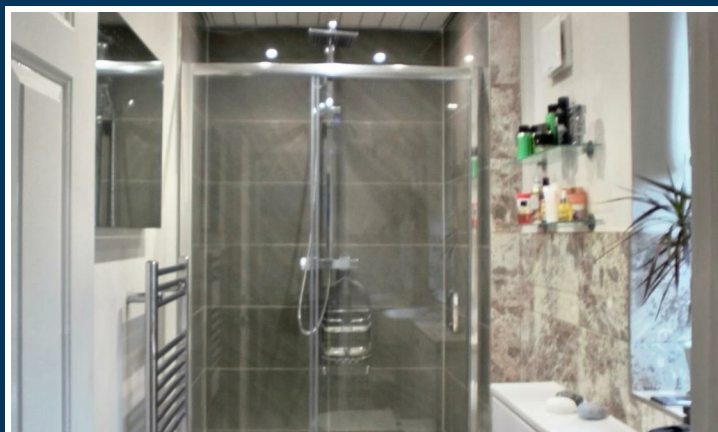
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

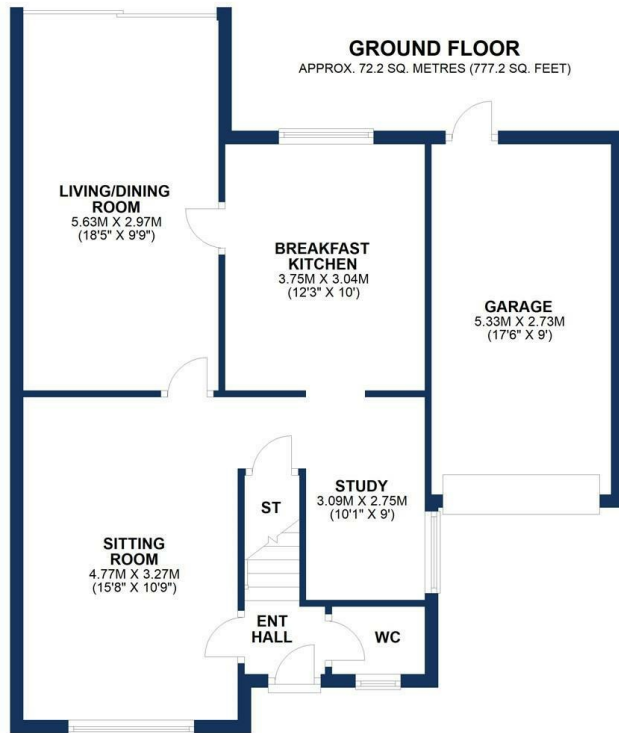
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NOTE

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



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TOTAL AREA: APPROX. 128.9 SQ. METRES (1387.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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