

## 19 HALL AVENUE | TIMPERLEY

£375,000

This attractive mid terraced period property has been completely remodelled and renovated to provide superbly proportioned accommodation, which needs to be seen to be appreciated. The accommodation briefly comprises front sitting room, open plan kitchen diner with aluminium sliding doors opening onto the rear gardens. Upstairs there are two well proportioned double bedrooms alongside a bathroom/WC. The location is ideal being within walking distance of the Metrolink, Altrincham town centre and highly regarded primary and secondary schools. Viewing is essential to appreciate the high standard of accommodation on offer.



POSTCODE: WA15 6SD

## DESCRIPTION

A superb period terraced property in an ideal location being within walking distance of Navigation Road Metrolink station and Altrincham town 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, including being within walking distance of Wellington School.

The accommodation has been stunningly modernised throughout in recent years and features a sitting room to the front, reinstated with many of its original features, including the period style fireplace and picture rail. To the rear is an impressive open plan dining kitchen with dining area opening onto the fitted working kitchen, where sliding doors open onto a beautifully appointed low maintenance garden. Throughout the ground floor, attractive herringbone parquet style flooring runs across the whole house.. To the first floor there are two excellent sized double bedrooms serviced by the newly installed bathroom/WC fitted with a contemporary suite.

Externally there is a courtyard garden to the front whilst to the rear the private gardens incorporate a patio seating area with lawns beyond with fence borders.

Viewing is essential to appreciate the standard of accommodation on offer and also the enviable position.

## ACCOMMODATION

### GROUND FLOOR

#### SITTING ROOM

14'0" x 13'7" (4.27m x 4.14m)

With a focal point of a period style fireplace with flagged hearth and tiled surround. Picture rail. Herringbone style parquet flooring. Fitted storage cupboard. Radiator. Composite front door. PVCu double glazed window to the front.

#### OPEN PLAN DINING KITCHEN COMPRISING

#### DINING ROOM

13'7" x 10'9" (4.14m x 3.28m)

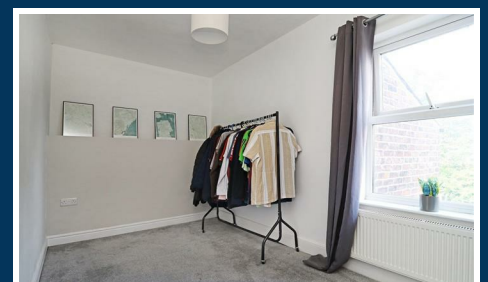
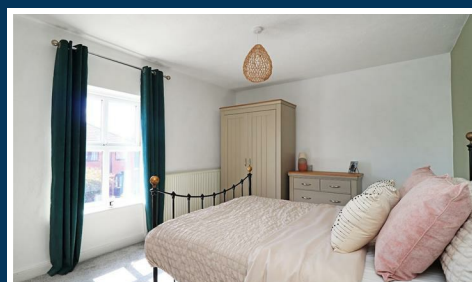
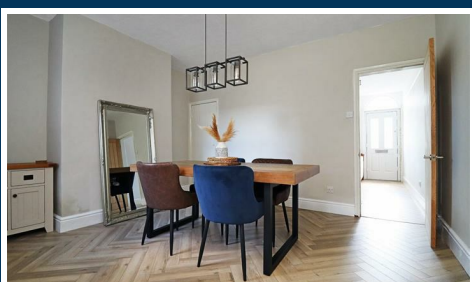
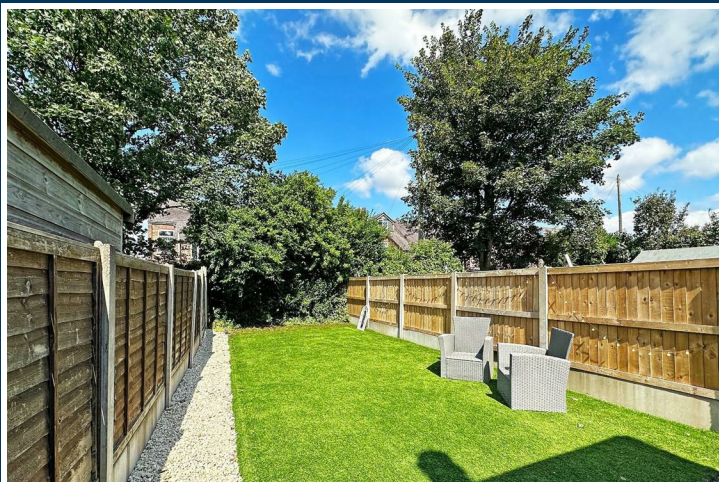
With a continuation of the flooring from the sitting room. PVCu double glazed window to the rear. Radiator. Fitted storage cupboard. Understairs storage cupboard. Opening to:

#### KITCHEN

15'2" x 7'1" (4.62m x 2.16m)

Fitted with a comprehensive range of contemporary base units in a midnight blue. This is contrasted with marble effect white surfaces over incorporating 1 1/2 composite bowl sink unit with drainer. Integrated oven/grill plus gas hob with extractor hood over. Integrated fridge and freezer plus dishwasher and washing machine. Three PVCu double glazed windows to the side. Aluminium sliding doors provide access onto the attractive gardens at the rear.

### FIRST FLOOR



## LANDING

Fully carpeted with loft hatch, offering useful storage.

## BEDROOM 1

13'7" x 10'10" (4.14m x 3.30m)

With PVCu double glazed window to the front. Radiator. Newly fitted carpets. Stylish accent wall and built in shelving within the chimney breast.

## BEDROOM 2

12'4" x 6'9" (3.76m x 2.06m)

With PVCu double glazed window to the rear. Radiator. Newly fitted carpets. Attractive feature wall. Fitted storage including gas combi boiler.

## BATHROOM

8'7" x 6'7" maximum measurements (2.62m x 2.01m maximum measurements)

Fitted with a contemporary suite comprising tiled shower enclosure, WC and wash hand basin set upon a wooden plinth with storage beneath. Heated towel rail. Tiled floor. Extractor fan.

## OUTSIDE

To the front of the property there is a courtyard garden whilst to the rear and accessed via the dining kitchen is a patio seating area with delightful lawns beyond. The gardens are enclosed with fence borders. All enhanced by external lighting.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

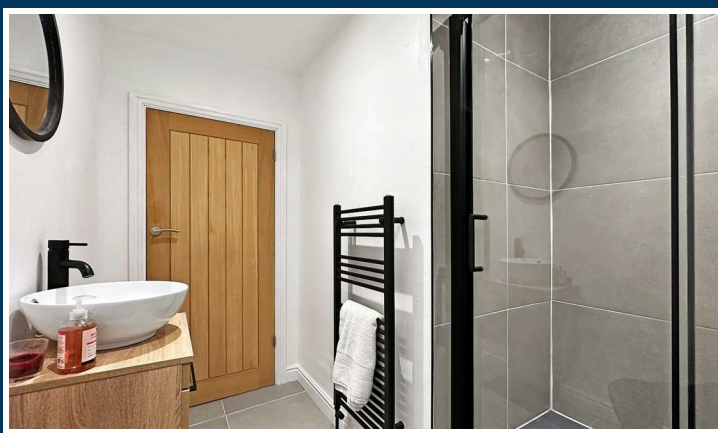
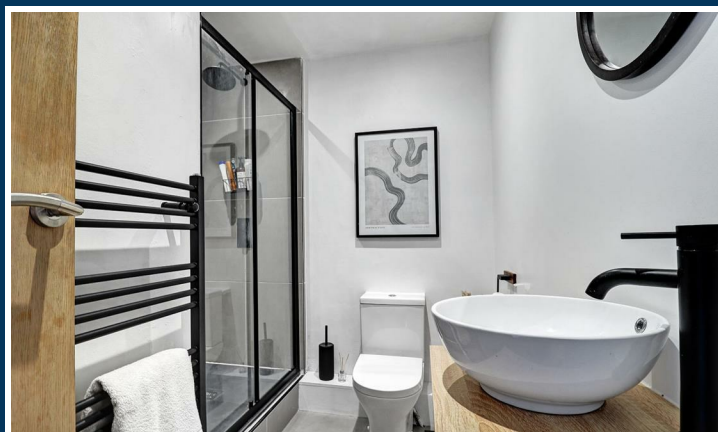
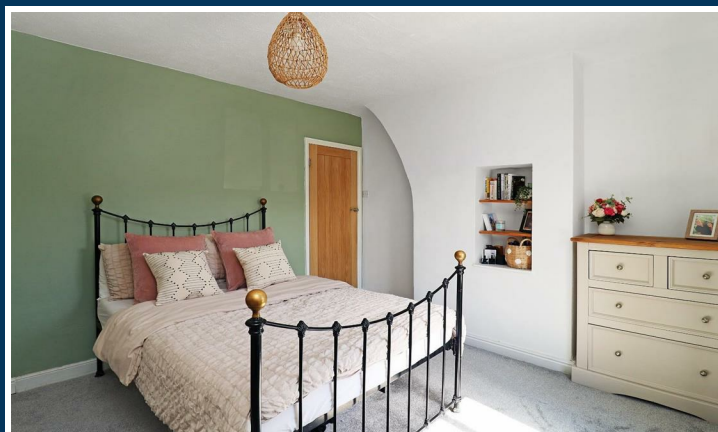
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## TENURE

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.

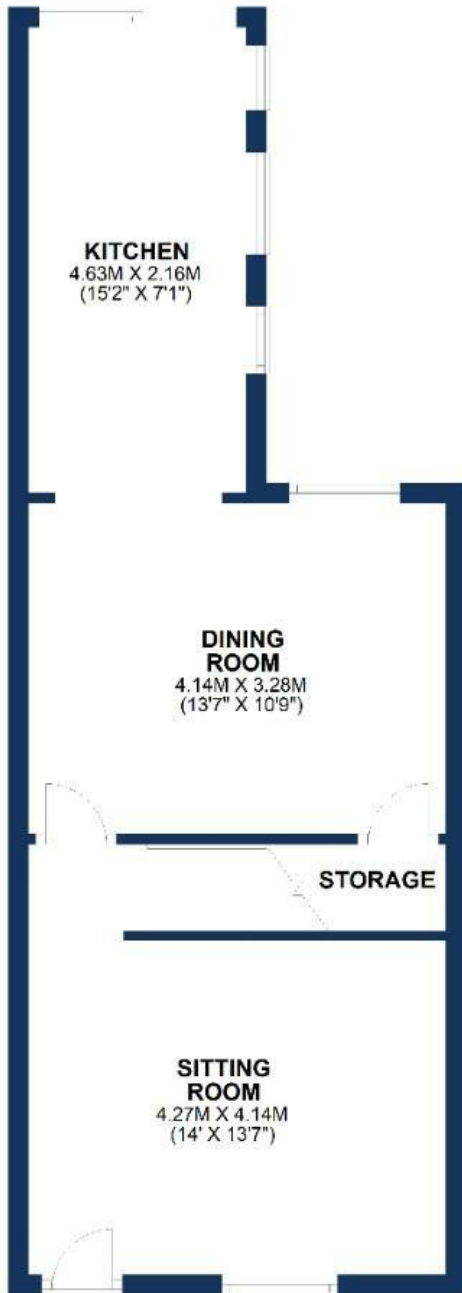


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## GROUND FLOOR

APPROX. 41.9 SQ. METRES (450.7 SQ. FEET)



## FIRST FLOOR

APPROX. 31.7 SQ. METRES (340.9 SQ. FEET)



TOTAL AREA: APPROX. 73.5 SQ. METRES (791.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNES

292 HALE ROAD, HALE BARNES  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNES@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