



81 GATEACRE WALK | MANCHESTER

£240,000

A well presented and proportioned semi detached property in an ideal location and viewing is highly recommended. The accommodation briefly comprises entrance vestibule, large sitting room, full width fitted dining kitchen with large conservatory off leading onto the attractive private gardens, two double bedrooms and bathroom/WC. Off road parking within the driveway to the front. The gardens to the rear incorporate a patio seating area with artificial lawns beyond all enjoying a high degree of privacy.

POSTCODE: M23 9BA

DESCRIPTION

This charming semi detached property occupies an excellent location within a road containing properties of similar design, all of which combine to create an attractive setting. The location is ideal for access to the surrounding network of motorways and with the market town of Altrincham about 2 miles distant and also within easy reach of the Metrolink providing a commuter service into Manchester.

The accommodation is well planned, tastefully appointed and decorated and with the benefit of gas fired central heating and double glazing. To the front of the property is an entrance vestibule which provides access onto the front sitting room whilst to the rear is a full width dining kitchen with access onto the rear conservatory. To the first floor there are two double bedrooms serviced by the bathroom/WC.

To the front of the property the tarmac drive provides off road parking whilst to the rear the gardens incorporate a patio seating area with lawns beyond laid with artificial grass and with well stocked flowerbeds and enjoying a high degree of privacy.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu double glazed front door. Stairs to first floor. Radiator.

SITTING ROOM

13'2" x 9'4" (4.01m x 2.84m)

With a focal point of a recessed fireplace with hearth. PVCu double glazed window to the front. Access to under stairs storage cupboard. Ceiling cornice. Telephone point. Television aerial point.

DINING KITCHEN

13'8" x 8'4" (4.17m x 2.54m)

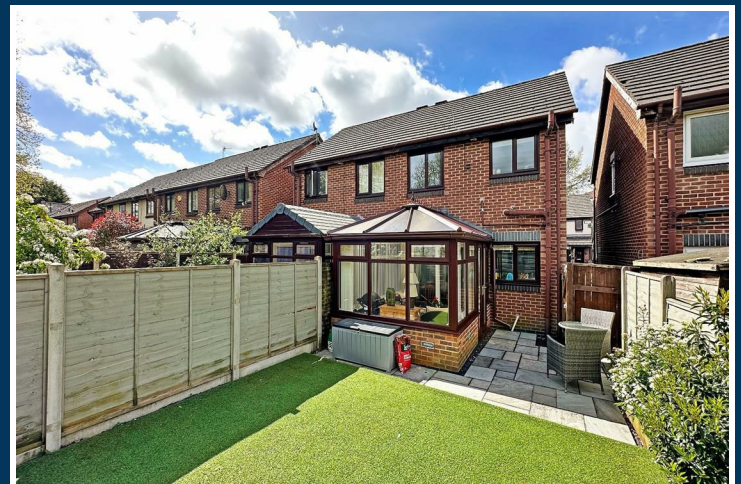
Running the full width of the property and with a comprehensive range of cream wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Integrated microwave. Space for fridge freezer. Plumbing for washing machine. Space for table and chairs. Radiator. Tiled splashback. PVCu double glazed window to the rear.

CONSERVATORY

11'9" x 7'8" (3.58m x 2.34m)

With PVCu double glazed double doors providing access onto the attractive rear garden. Tiled floor.

FIRST FLOOR



LANDING

Radiator. Loft access hatch. PVCu double glazed window to the side. Airing cupboard housing Worcester combination gas central heating boiler.

BEDROOM 1

11'10" x 9'10" (3.61m x 3.00m)

PVCu double glazed window to the front. Radiator. Television aerial point. Access to separate storage alcove with opaque PVCu double glazed window to the front.

BEDROOM 2

10'3" x 6'9" (3.12m x 2.06m)

With PVCu double glazed window to the rear. Radiator.

BATHROOM

6'7" x 6'0" (2.01m x 1.83m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, pedestal wash hand basin and WC. Half tiled walls. Radiator. Opaque PVCu double glazed window to the rear. Extractor fan.

OUTSIDE

To the front of the property the tarmac drive provides off road parking and there is a passageway to the side with gated access to the rear. To the rear the gardens incorporate a patio seating area with lawns beyond laid with artificial grass and with well stocked flowerbeds and enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

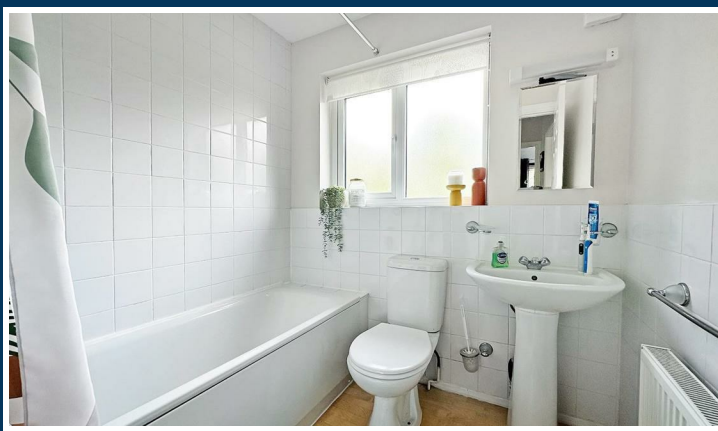
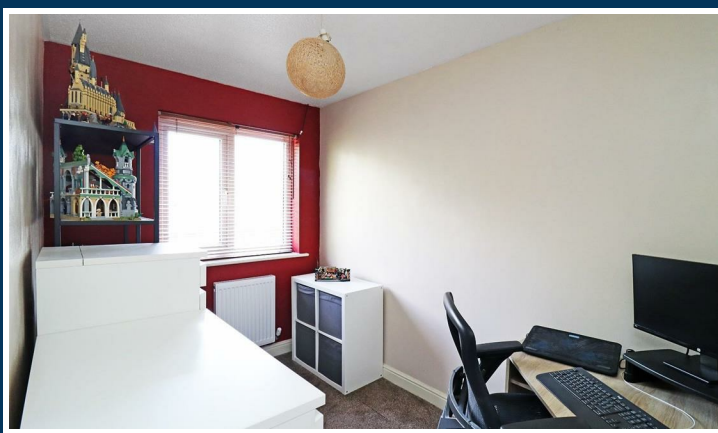
Manchester Band "B"

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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