



2 MALLARD GREEN | ALTRINCHAM

£245,000

NO ONWARD CHAIN

A superbly proportioned end of terrace house positioned on a quiet cul de sac with westerly facing grounds at the rear. The accommodation briefly comprises entrance hall, living room with access to the paved rear terrace, fitted breakfast kitchen, two double bedrooms and bathroom/WC. Gas fired hot water system, electric heating and PVCu double glazing. Parking is available at the front. Lawned rear gardens. Highly popular residential location close to local shops. Modernisation is required and an opportunity to remodel to individual taste.

POSTCODE: WA14 5LL

DESCRIPTION

Set back from the carriageway beyond a block paved parking area this property forms part of an ever popular location developed mainly with houses of similar age and design in grounds that have matured to create an attractive setting. The location is also ideal lying within the catchment area of highly regarded primary and secondary schools, well placed for access to Waitrose supermarket and the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. In addition, the Metrolink stations of Navigation Road and Timperley provide a commuter service into Manchester city centre and the surrounding areas.

This superbly proportioned end of terrace house has reached the stage where a degree of modernisation is required and presents an exciting opportunity to re-model to individual taste. The grounds are a particular feature with a paved rear terrace which is ideal for entertaining during the summer months and lawned rear gardens with the benefit of a westerly aspect to enjoy the sunshine throughout the day and into the evening.

The accommodation includes a fitted breakfast kitchen at the front whilst toward the rear there is a spacious living room with access to the private rear gardens. At first floor level two excellent double bedrooms are served by the bathroom/WC. Furthermore, there is provision for storage adjoining the entrance hall and landing.

Electric heating and a gas fired hot water system have been installed together with PVCu double glazing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Leaded light effect/panelled PVCu double glazed front door. Deep under stairs storage cupboard.

KITCHEN

9'7" x 9' (2.92m x 2.74m)

Fitted with matching wall and base units beneath heat resistant work-surfaces and inset stainless steel drainer sink with tiled splash-back. Recess for a cooker, automatic washing machine and tumble dryer. Space for a fridge freezer. Wall mounted gas fired water boiler. Leaded light effect PVCu double glazed window to the front. Tile effect flooring. Electric storage radiator.

LIVING ROOM

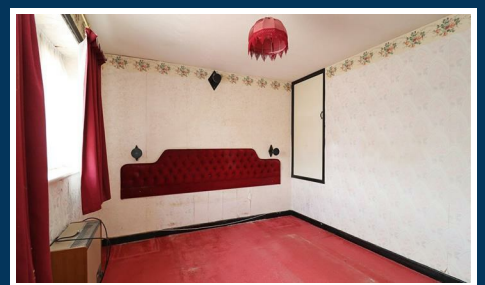
18'1" x 12' (5.51m x 3.66m)

Feature fireplace surround. Staircase to the first floor. Timber framed glazed door set within matching side-screens to the rear. Two wall light points. Plate rail. Electric storage radiator.

FIRST FLOOR

LANDING

Storage cupboard. Loft access hatch. Wall mounted convector heater.



BEDROOM ONE

12' x 9'7" (3.66m x 2.92m)

Built-in wardrobe containing hanging rail and shelving. Leaded light effect PVCu double glazed window to the front. Wall mounted gas heater.

BEDROOM TWO

12' x 7'11" (3.66m x 2.41m)

PVCu double glazed window to the rear.

BATHROOM/WC

9' x 6'6" (2.74m x 1.98m)

Fitted with a panelled bath, pedestal wash basin and low-level WC all set within tiled surrounds. Opaque PVCu double glazed window to the side.

OUTSIDE

Parking at the front and gated access to the side. Westerly facing lawned rear gardens.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

We are informed the property is held on a Leasehold basis for the residue of 999 years from 1st Jan 1982 (957yrs) and subject to a Ground Rent of £35 per annum paid in 6 monthly installments. This should be verified by your Solicitor.

COUNCIL TAX

Band B

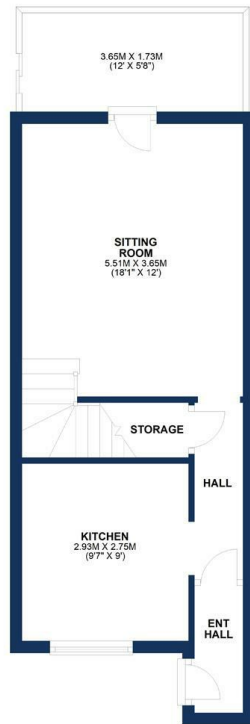
NOTE

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

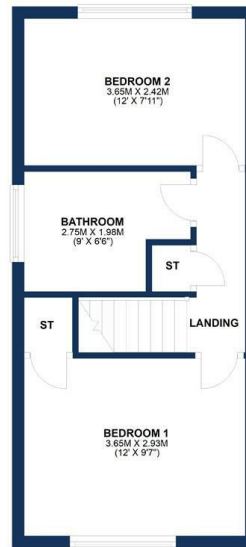


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GROUND FLOOR
APPROX. 38.0 SQ. METRES (409.3 SQ. FEET)



FIRST FLOOR
APPROX. 31.1 SQ. METRES (335.2 SQ. FEET)



TOTAL AREA: APPROX. 69.2 SQ. METRES (744.5 SQ. FEET)
Floorplans For Illustrative Purposes Only



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