

## 40 AIMSON ROAD EAST | ALTRINCHAM

OFFERS OVER £300,000

A deceptively spacious mid terraced property that has undergone a complete programme of re-planning and modernisation and needs to be seen to be appreciated. The accommodation briefly comprises entrance hallway opening up into the open plan dining kitchen fitted with modern units and with door to the rear gardens, full depth sitting room, three well proportioned bedrooms serviced by the modern family bathroom/WC. Off road parking within the driveway to the front whilst to the rear is a patio seating area with delightful lawned gardens beyond all benefiting from a westerly aspect to enjoy the afternoon and evening sun. Viewing is essential to appreciate the accommodation on offer.



POSTCODE: WA15 7DA

## DESCRIPTION

This deceptively spacious mid terraced family home has undergone a complete programme of modernisation in recent years to provide superbly proportioned and presented accommodation that needs to be seen to be appreciated.

The accommodation is approached via the entrance hallway which has been opened up into the dining kitchen which is fitted with a comprehensive range of modern wall and base units with quartz style work surfaces and door providing access to the rear garden. To the other side is a full depth sitting room with double doors leading onto the gardens. To the first floor there are three excellent bedrooms serviced by the family bathroom/WC fitted with a contemporary white suite with chrome fittings.

To the front of the property the block paved driveway provides off road parking whilst to the rear is a patio seating area with superb lawns beyond all with fence borders and with a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within easy reach of Timperley village centre and lying within the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Composite front door. Meter cupboard. Stairs to first floor. Laminate flooring. Opening to:

#### DINING KITCHEN

15'11" x 15'9" (4.85m x 4.80m)

Running the full depth of the property and fitted with a comprehensive range of modern wall and base units with quartz style work surfaces over incorporating stainless steel sink unit with drainer. Integrated Bosch oven/grill plus 4 ring gas hob. Stainless steel extractor hood. Integrated fridge freezer, dishwasher and washing machine. Tiled splashback. Recessed low voltage lighting. Radiator. Laminate flooring. PVCu double glazed door and window to the rear. Cupboard housing combination gas central heating boiler.

#### SITTING ROOM

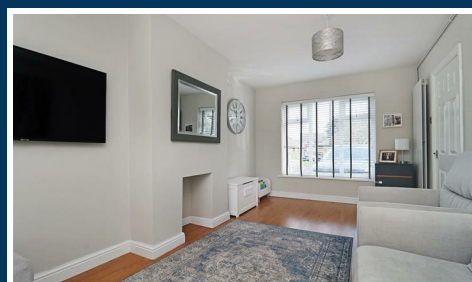
15'11" x 9'11" (4.85m x 3.02m)

Running the full depth of the property and with double doors leading onto the westerly facing rear gardens. PVCu double glazed window to the front. Laminate flooring. Radiator. Television aerial point. Telephone point.

### FIRST FLOOR

#### LANDING

PVCu double glazed window to the rear at half landing level. Fitted storage cupboard. Loft access hatch with pull down ladder to boarded loft space.



## BEDROOM 1

15'11" x 9'0" (4.85m x 2.74m)

With PVCu double glazed windows to the front and rear. Radiator.

## BEDROOM 2

9'11" x 8'9" (3.02m x 2.67m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

9'11" x 6'10" (3.02m x 2.08m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

7'11" x 5'11" (2.41m x 1.80m)

Fitted with a modern which suite with chrome fittings comprising panelled bath with mains shower, wash hand basin and WC. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Heated towel rail. Tiled splashback. Recessed low voltage lighting. Extractor fan.

## OUTSIDE

To the front of the property the tarmac drive provides off road parking. To the rear and accessed via both the dining kitchen and the sitting room there is a patio seating area with delightful lawned gardens beyond with fence borders and with a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

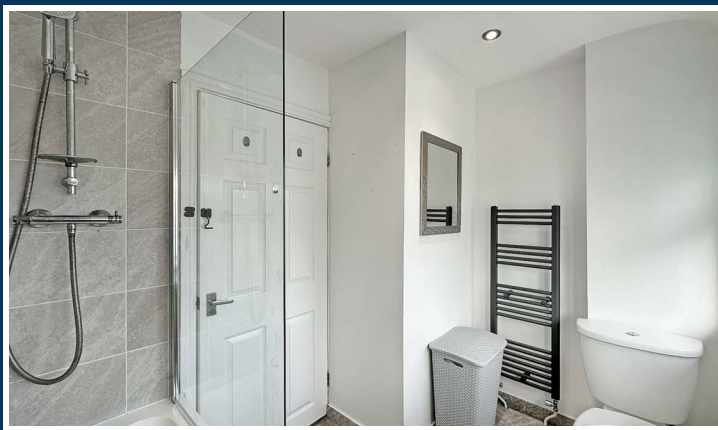
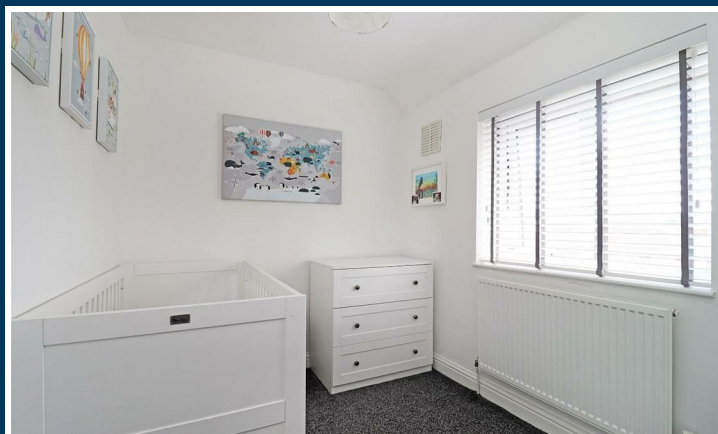
Band "B"

## TENURE

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

## NOTE

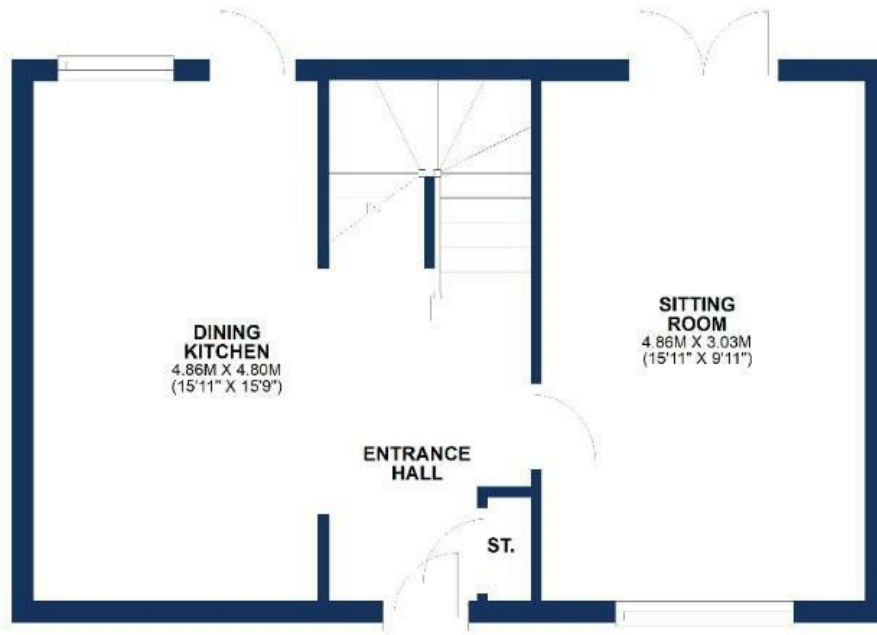
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

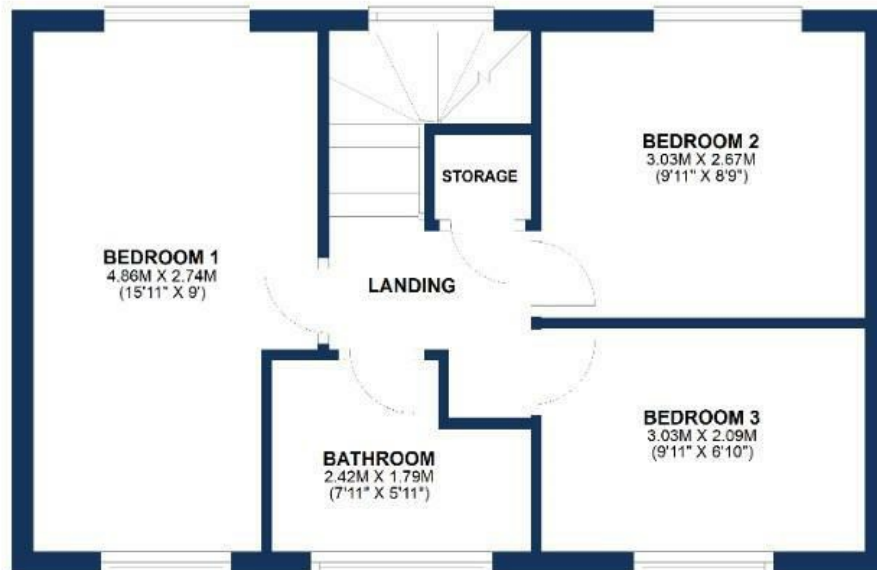
## GROUND FLOOR

APPROX. 37.8 SQ. METRES (407.3 SQ. FEET)



## FIRST FLOOR

APPROX. 37.8 SQ. METRES (407.3 SQ. FEET)



TOTAL AREA: APPROX. 75.7 SQ. METRES (814.6 SQ. FEET)

Floorplans For Illustrative Purposes Only



### HALE BARNs

292 HALE ROAD, HALE BARNs  
CHESHIRE, WA15 8SP

T: 0161 980 8011

E: HALEBARNs@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