



1 NURSERY AVENUE | ALTRINCHAM

£750,000

An extended and replanned Edwardian end of terrace house in a sought after residential location with tree lined landscaped rear gardens. The superbly presented accommodation briefly comprises entrance hall, cloakroom/WC, sitting room, living/dining kitchen with bi-folding windows to the rear terrace, utility room, primary bedroom with dressing room and en suite shower room/WC, two further double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Wide paved driveway, car port and EV charging point.

POSTCODE: WA15 0JP

DESCRIPTION

This attractive Edwardian end of terrace house forms part of a desirable locality containing houses of similar age and varying designs all of which combines to create an attractive setting. The position is ideal being approximately ½ mile distance from the village of Hale with its range of interesting shops restaurants and bars and train station providing a commuter service into Manchester. A similar distance to the south lies the River Bollin Valley with its walks that form part of the North Cheshire Green Belt.

The accommodation has been substantially extended and replanned to incorporate desirable open plan living space alongside a superb loft conversion complemented by contemporary fittings, although much of the original character remains with tall ceilings, panelled doors and spindle balustrade staircase.

The superbly presented interior is approached beyond a wide entrance hall with provision for storage and well appointed cloakroom/WC to one side. Positioned toward the front is the naturally light sitting room, whilst to the rear and forming part of the extension is the stunning living/dining kitchen. Fitted with high gloss units enhanced by quartz work surfaces and a range of Bosch integrated appliances alongside bi-folding windows opening onto the stone paved terrace which is ideal for al fresco entertaining. Completing the ground floor is a useful utility room.

At first floor level there are two double bedrooms and luxurious family bathroom with white suite and chrome fittings. The second floor comprises excellent primary bedroom with commanding tree lined views, sumptuous fully tiled en suite shower room/WC and dressing room which may be used as a nursery or additional bedroom.

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

Externally there is off road parking for two cars within the wide driveway and car port with EV charging point. Gated access leads to the side where there is an attached garden store with power supply and at the rear the delightful gardens are laid mainly to lawn with the benefit of mature screening to provide a high degree of privacy.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Opaque glazed/panelled hardwood front door. Space for hanging coats and jackets. Spindle balustrade staircase to the first floor. Under-stair storage cupboard. Laminate wood flooring. Radiator.

SITTING ROOM

11'11" x 11'9" (3.63m x 3.58m)

Provision for a wall mounted flatscreen television. PVCu double glazed windows to the front and side. Radiator.

LIVING/DINING KITCHEN

21'6" x 17'6" (6.55m x 5.33m)

Fitted with a range of high gloss wall units and substantial peninsula with base units beneath quartz work-surfaces and undermount stainless steel sink with mixer tap and integrated five zone induction hob with stainless steel chimney cooker hood above. Additional integrated appliances include a fan oven/grill, combination microwave/oven/grill, fridge/freezer, wine/drinks cooler and dishwasher. Ample space for both seating and dining with provision for a wall mounted flatscreen television. Aluminium framed bi-folding windows with integrated blinds to the paved terrace. PVCu double glazed window with integrated blinds to the rear. Laminate wood flooring. Recessed LED lighting. Three vertical radiators.

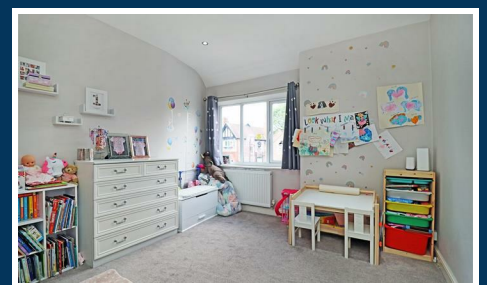
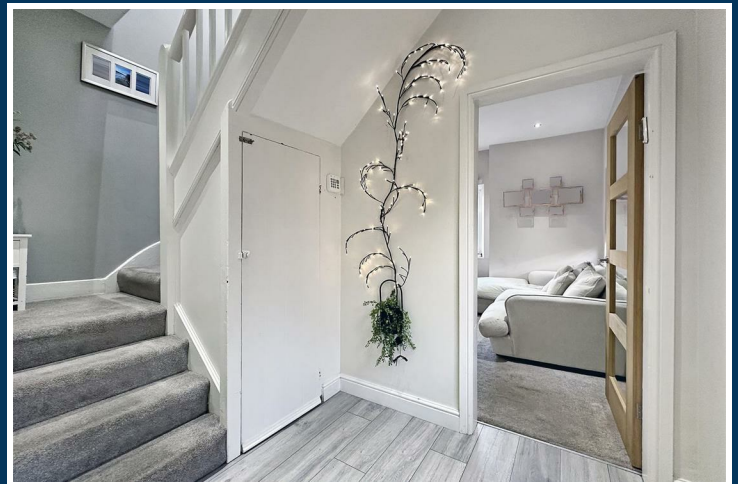
UTILITY ROOM

8'1" x 5'4" (2.46m x 1.63m)

High gloss wall and base units beneath wood effect heat resistant work surfaces and inset composite drainer sink with mixer. Recess for an automatic washing machine and tumble dryer. Recessed LED lighting. Radiator.

CLOAKROOM/WC

Circular glass wash basin with chrome mixer tap and storage beneath. White/chrome low-level WC. Built-in storage cupboards, shelving and concealed wall mounted gas central heating boiler. Laminate wood flooring. Recessed LED lighting. Extractor fan. Radiator.



FIRST FLOOR

LANDING

10'10 x 10'8 (3.30m x 3.25m)

Spindle balustrade staircase to the second floor. Under-stair storage cupboard. PVCu double glazed window to the side. Recessed LED lighting, Radiator.

BEDROOM TWO

12'8 x 11'11 (3.86m x 3.63m)

Two PVCu double glazed windows to the rear. Recessed LED lighting, Radiator.

BEDROOM THREE

11'9 x 11'9 (3.58m x 3.58m)

PVCu double glazed window to the front. Recessed LED lighting, Radiator.

FAMILY BATHROOM/WC

8'5 x 6'7 (2.57m x 2.01m)

Fitted with a white/chrome suite comprising panelled bath with mixer/shower tap and screen above, vanity wash basin with mixer tap and low-level WC all set within tiled surrounds. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Tiled floor. Recessed LED lighting. Extractor fan. Chrome heated towel rail.

SECOND FLOOR

LANDING

Recessed LED lighting.

BEDROOM ONE

13'9 x 12'4 (4.19m x 3.76m)

Provision for a wall mounted flat screen television. PVCu double glazed window to the rear. Two wall light points. Recessed LED lighting, Radiator.

EN SUITE SHOWER ROOM/WC

7'1 x 6'9 (2.16m x 2.06m)

Fully tiled and fitted with a white/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower, handheld attachment and recessed shelving. Mirror fronted cabinet. Opaque PVCu double glazed window to the rear. Chrome heated towel rail.

DRESSING ROOM/BEDROOM FOUR

11'9 x 10'10 (3.58m x 3.30m)

Velux window. Recessed LED lighting, Radiator.

OUTSIDE

CAR PORT

EV charging point and gated access to the rear.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

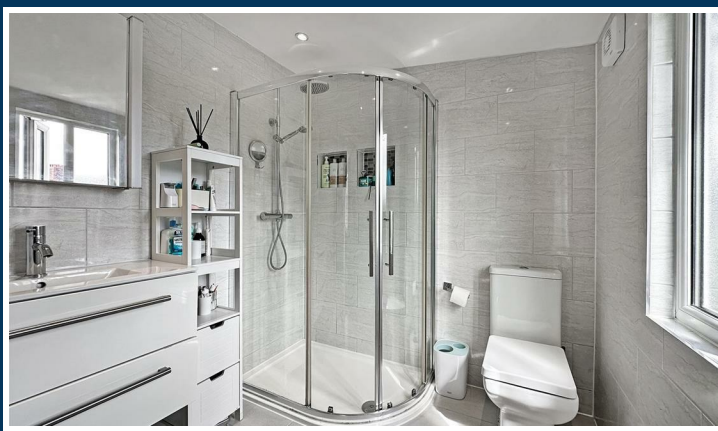
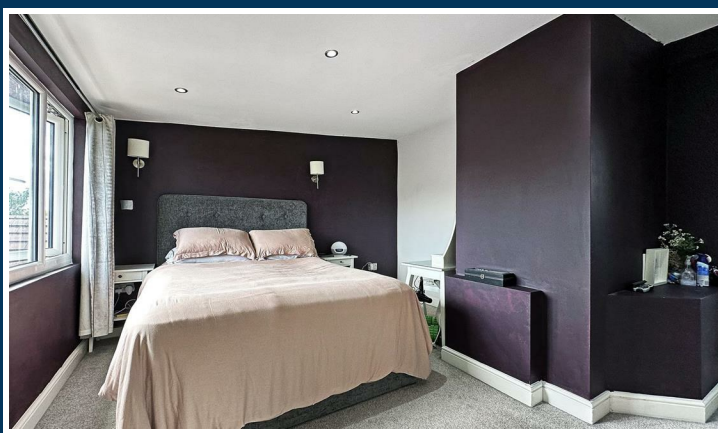
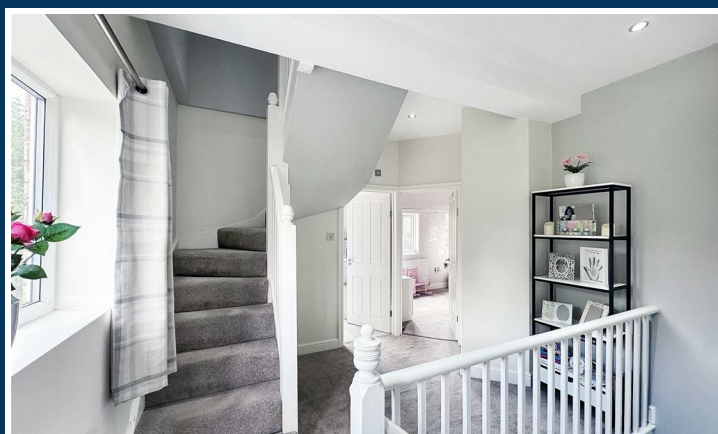
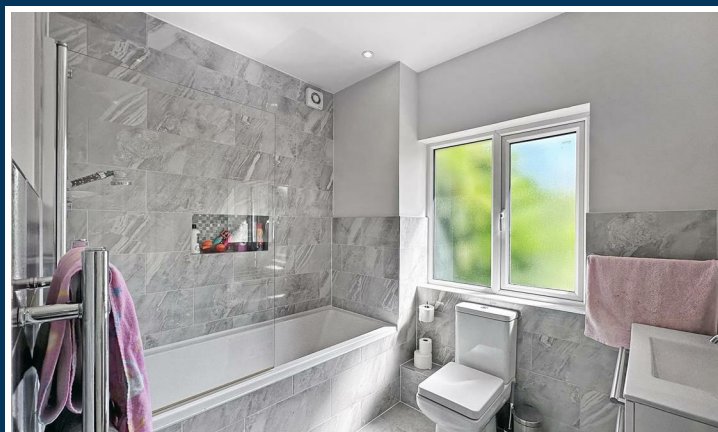
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

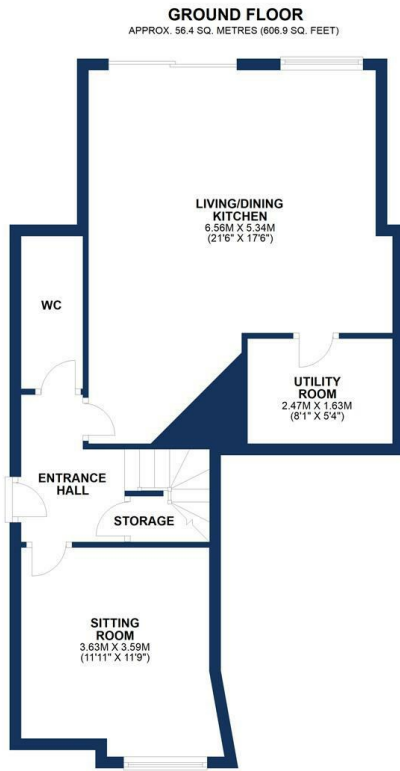
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NOTE

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. 132.3 SQ. METRES (1424.4 SQ. FEET)
Floorplans For Illustrative Purposes Only



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