



## 121 SINDERLAND ROAD | ALTRINCHAM

£299,950

A traditional semi detached family home ideally located within the catchment area of highly regarded primary and secondary schools in need of some modernisation but representing an exciting opportunity to re-model and extend subject to the relevant permissions being obtained. The accommodation briefly comprises recessed porch, entrance hallway, bay fronted dining room plus sitting room overlooking the gardens, fitted kitchen with access to the gardens, cloakroom/WC, three bedrooms to the first floor serviced by the family bathroom/WC. Off road parking and adjacent lawned gardens to the front whilst to the rear is a paved patio seating area with delightful gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA14 5JJ

## DESCRIPTION

This semi detached family home offers any prospective purchaser an exciting opportunity to re-model to individual taste and extend subject to the relevant permissions being obtained.

The accommodation is well proportioned throughout and a recessed porch leads onto the welcoming entrance hall which provides access to the cloakroom /WC. Towards the front of the property there is a bay fronted dining room whilst to the rear is a separate living room overlooking the south facing gardens. The kitchen is fitted with a comprehensive range of wood fronted units and has space for all appliances and door provides access to the garden.

To the first floor there are three well proportioned bedrooms, the two doubles benefit from a focal point of a cast iron fireplace and the accommodation is completed by the bathroom/WC.

Externally double gates lead onto the driveway to the front which continues to the side where there is gated access and there are also gardens laid to lawn. Towards the rear is a large patio seating area with lawn beyond all benefitting from a southerly aspect to enjoy the sun all day.

The location is ideal being nearby to local convenience stores plus Navigation Road station provides a Metrolink commuter service into Manchester. Altrincham town centre is within easy reach, approximately 1 mile distant and the property lies in the catchment area of highly regarded primary and secondary schools.

Viewing is highly recommended to appreciate the potential on offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Glass panelled front door. Spindle balustrade staircase to first floor. Ceiling cornice. Radiator.

#### CLOAKROOM/WC

With WC and wash hand basin. Opaque PVCu double glazed window to the side.

#### DINING ROOM

**12'10" x 11'7" (3.91m x 3.53m)**

PVCu double glazed bay window to the front. Ceiling cornice. Radiator. Television aerial point.

#### SITTING ROOM

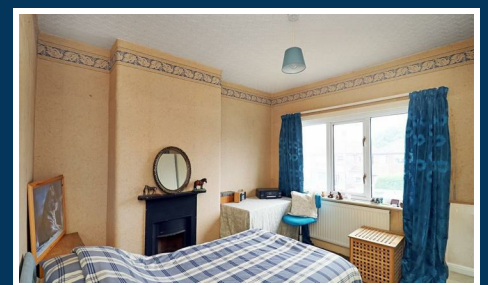
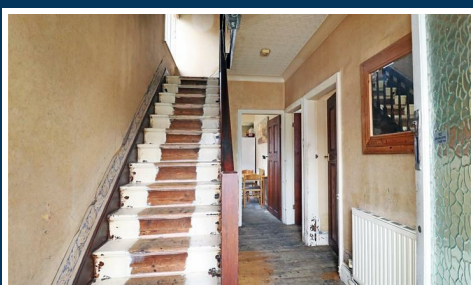
**12'4" x 11'7" (3.76m x 3.53m)**

PVCu double glazed window overlooking the south facing rear gardens. Ceiling cornice. Radiator.

#### KITCHEN

**16'3" x 8'0" (4.95m x 2.44m)**

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Integrated double oven/grill plus 4 ring hob. Space for fridge freezer, dishwasher and plumbing for washing machine. PVCu double glazed windows to the side and rear. Door provides access to the side. Radiator. Wall mounted Ariston combination gas central heating boiler.



## FIRST FLOOR

### LANDING

Opaque PVCu double glazed window to the side.

### BEDROOM 1

12'4" x 11'10" (3.76m x 3.61m)

PVCu double glazed window to the rear. Focal point of a cast iron fireplace. Radiator.

### BEDROOM 2

11'10" x 11'1" (3.61m x 3.38m)

With PVCu double glazed window to the front. Focal point of a cast iron fireplace. Radiator.

### BEDROOM 3

7'6" x 7'1" (2.29m x 2.16m)

PVCu double glazed window to the front. Radiator.

### BATHROOM

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

With a white suite comprising panelled bath with electric shower, wash hand basin and WC. Opaque PVCu double glazed window to the rear. Tiled walls. Radiator. Airing cupboard.

### OUTSIDE

To the front of the property double gates lead onto the driveway providing off road parking and there are adjacent lawned gardens and gated access to the side. To the side and rear is a patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

### SERVICES

All main services are connected.

### POSSESSION

Vacant possession upon completion.

### COUNCIL TAX

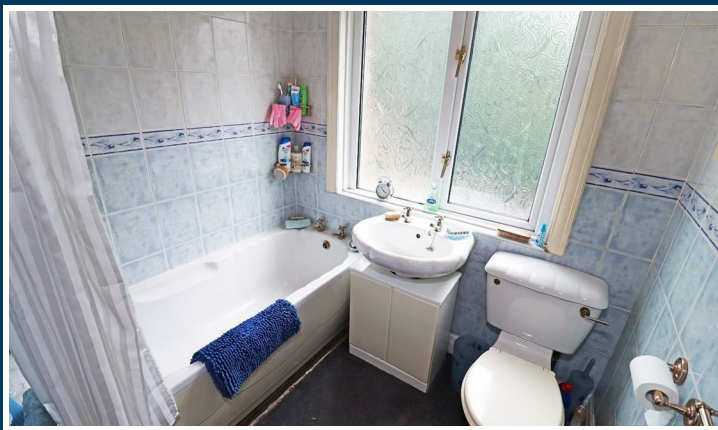
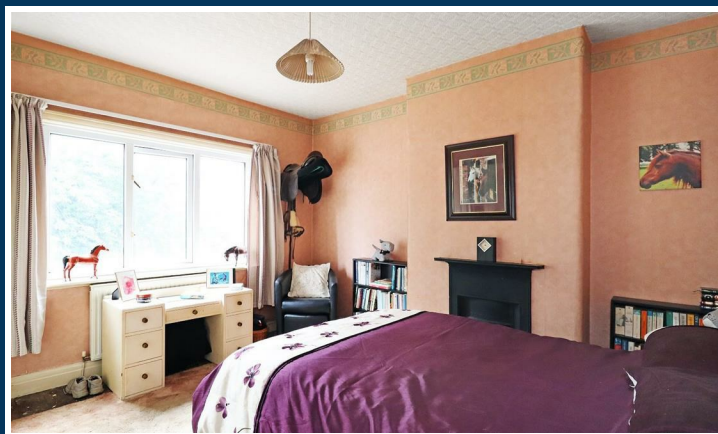
Band "B"

### TENURE

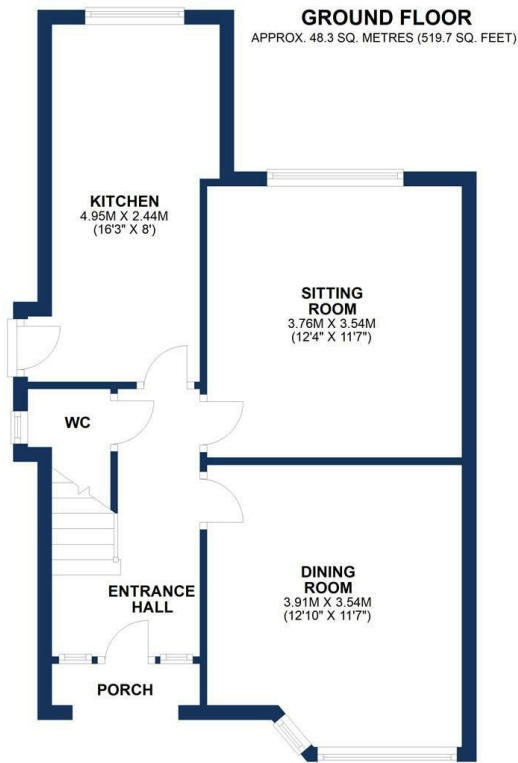
We are informed the property is Freehold. This should be verified by your Solicitor.

### NOTE

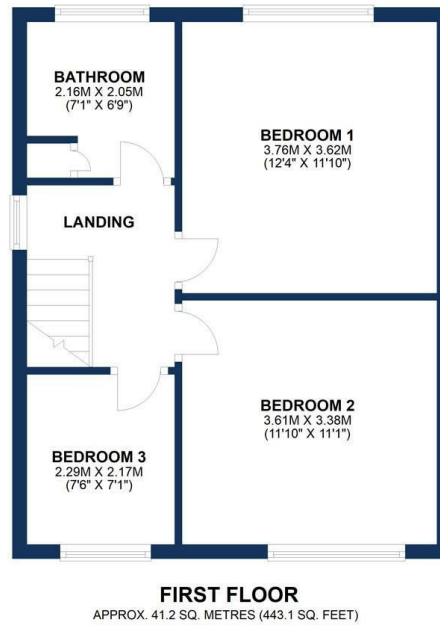
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 89.4 SQ. METRES (962.8 SQ. FEET)  
Floorplans For Illustrative Purposes Only



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