



## 181 SHAFTESBURY AVENUE | TIMPERLEY

£700,000

An impressive detached family home extended to create superbly proportioned accommodation that needs to be seen to be appreciated. The accommodation briefly comprises large welcoming entrance hall accessed by an enclosed porch, study to one side, impressive sitting/dining room with attractive inglenook, open plan living dining kitchen with doors onto the rear gardens and access to the separate utility room with adjacent WC. Master bedroom with dressing room and en-suite bathroom/WC plus three further well proportioned bedrooms serviced by the family bathroom/WC. Ample off road parking within the driveway accessed via remote gates whilst to the rear the gardens incorporate a patio seating area with delightful lawns beyond. Viewing is highly recommended.



POSTCODE: WA15 7AY

## DESCRIPTION

A traditional detached family home that has been extended in recent years and is well presented throughout and needs to be seen to be appreciated.

The bay fronted accommodation is approached via the enclosed porch leading onto a welcoming entrance hall. To one side is an open plan sitting/dining room with attractive inglenook whilst the other is a versatile reception room which could ideally be used as a playroom or study. Towards the rear of the property is an impressive open plan full width living/dining kitchen fitted with a comprehensive range of modern units incorporating a central island and with doors providing access to the westerly facing rear gardens. The ground floor accommodation is completed by the separate utility room with access to the cloakroom/WC.

To the first floor the master bedroom benefits from an adjacent dressing room leading onto a full en-suite bathroom/WC and there are three further bedrooms serviced by the family bathroom/WC.

To the front of the property the drive provides off road parking and there is access to both sides. Towards the rear and accessed via the open plan living dining kitchen there is a patio seating area with delightful lawned gardens beyond benefitting from a westerly aspect to enjoy the afternoon and evening sun.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within walking distance of Timperley village centre and with Altrincham town centre a little further distant.

Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Tiled floor.

#### ENTRANCE HALL

Natural wood flooring. Radiator. Spindle balustrade staircase to first floor. Glass fronted under stairs storage area. Telephone point.

#### STUDY

**15'7" x 9'1" (4.75m x 2.77m)**

With natural wood flooring. PVCu double glazed window to the front. Radiator.

#### SITTING/DINING ROOM

**26'8" x 13'8" (8.13m x 4.17m)**

With a focal point of an attractive inglenook housing the living flame gas fire with marble effect surround and hearth flanked by PVCu double glazed window. Natural wood flooring. Ceiling cornice. Two radiators. Ample space for living and dining suites. PVCu double glazed bay window to the front.

#### OPEN PLAN LIVING /DINING KITCHEN

**29'5" x 20'7" maximum measurements (8.97m x 6.27m maximum measurements)**

#### KITCHEN AREA

Fitted with a comprehensive range of black high gloss units with work surface over and a central island incorporates a 1 1/2 bowl sink unit, dishwasher, drinks fridge and breakfast bar. With two integrated Smeg oven/grills plus 5 ring gas hob with AEG extractor hood. Integrated AEG microwave. Space for American style fridge freezer. Tiled floor. PVCu double glazed double doors and window to the rear. Radiator. Recessed low voltage lighting.

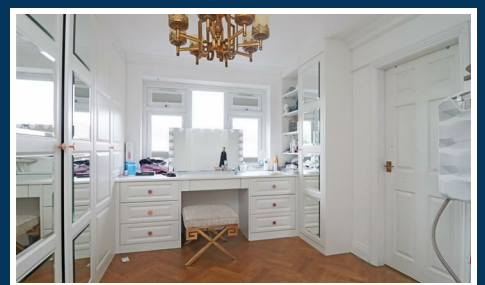
#### LIVING AREA

Recessed low voltage lighting. Ceiling cornice. Radiator. PVCu double glazed door provides access to the garden. Television aerial point.

#### UTILITY

**9'1" x 7'8" (2.77m x 2.34m)**

With a range of light wood base units with work surface over incorporating a stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Wall mounted Worcester combination gas central heating boiler. Opaque PVCu double glazed window to the side. Extractor fan. Tiled floor.



## CLOAKROOM

With low level WC and pedestal wash hand basin. Tiled floor and half tiled walls. Extractor fan. Opaque PVCu double glazed window to the side. Radiator.

## FIRST FLOOR

### LANDING

Natural wood flooring. Ceiling cornice. Loft access hatch. Radiator.

### PRINCIPAL SUITE

#### BEDROOM 1

15'7" x 13'8" (4.75m x 4.17m)

PVCu double glazed bay window to the front and inglenook. Natural wood flooring. Radiator.

#### DRESSING ROOM

11'2" x 10'1" (3.40m x 3.07m)

With fitted wardrobes and dressing table. PVCu double glazed window to the rear. Natural wood flooring.

#### EN-SUITE

9'0" x 7'6" (2.74m x 2.29m)

Fitted with a white suite with chrome fittings comprising panelled bath, walk in shower enclosure, vanity wash basin and WC. Tiled walls and floor. Recessed low voltage lighting. Shelves with inset lighting. Chrome heated towel rail.

#### BEDROOM 2

14'6" x 10'1" (4.42m x 3.07m)

PVCu double glazed window to the rear. Radiator. Fitted wardrobes. Natural wood flooring. Ceiling cornice.

#### BEDROOM 3

15'8" x 9'1" (4.78m x 2.77m)

PVCu double glazed bay window to the front. Fitted wardrobes. Ceiling cornice. Radiator. Natural wood flooring.

#### BEDROOM 4

8'1" x 7'6" (2.46m x 2.29m)

PVCu double glazed window to the front. Radiator. Ceiling cornice.

## BATHROOM

8'10" x 5'9" (2.69m x 1.75m)

Fitted with a white suite with chrome fittings comprising tiled shower enclosure, vanity wash basin and WC. Chrome heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Ceiling cornice. Extractor fan.

## OUTSIDE

To the front of the property remote gates provide access to the driveway which provides off road parking and has adjacent lawned gardens. To the rear is a patio seating area with delightful lawns beyond all benefitting from a westerly aspect to enjoy the afternoon and evening sun.

## SERVICES:

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

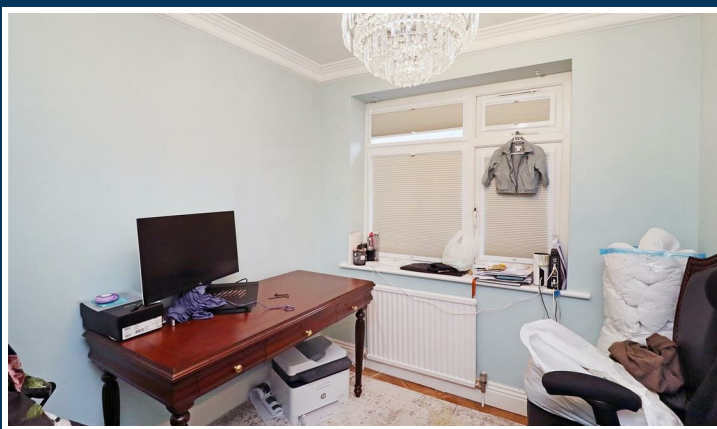
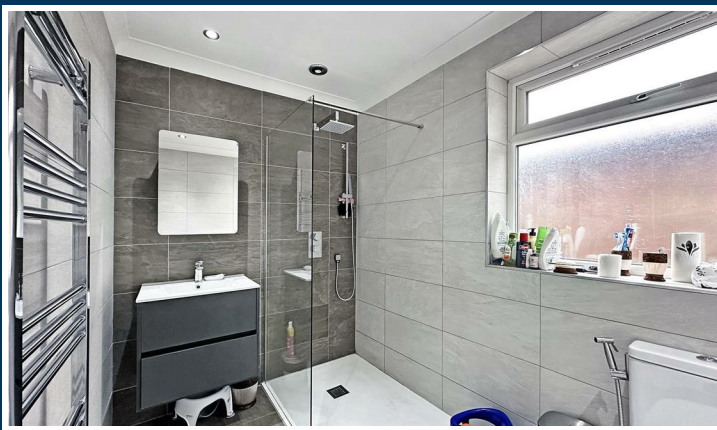
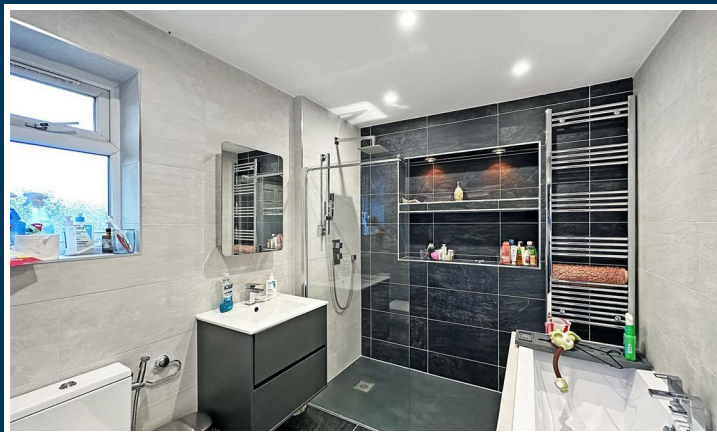
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## TENURE:

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

## NOTE

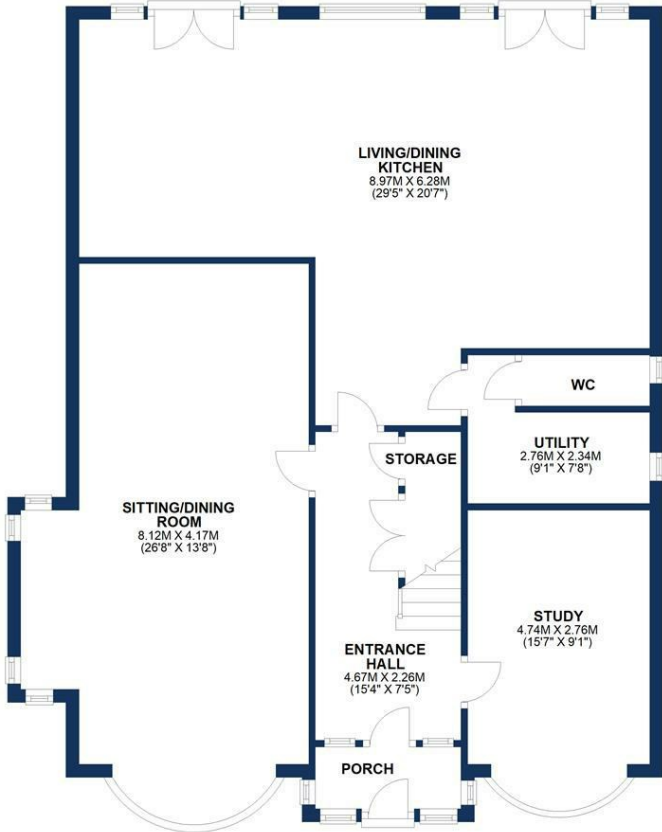
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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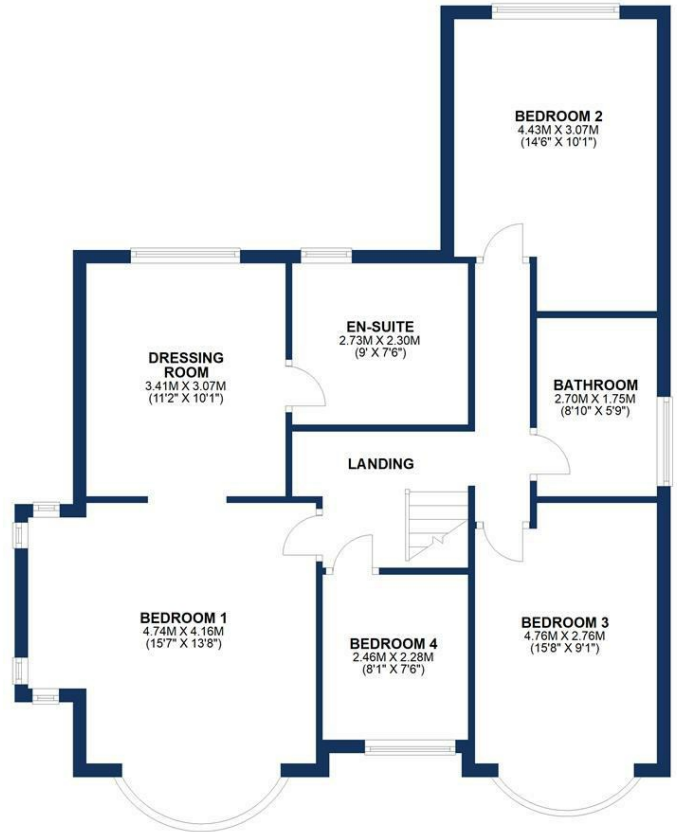
### GROUND FLOOR

APPROX. 102.1 SQ. METRES (1099.1 SQ. FEET)



### FIRST FLOOR

APPROX. 79.1 SQ. METRES (851.0 SQ. FEET)



TOTAL AREA: APPROX. 181.2 SQ. METRES (1950.1 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