



## 91 GLADSTONE ROAD | ALTRINCHAM

OFFERS OVER £487,500

A refurbished and replanned traditional semi detached family house positioned in a popular residential location approximately ½ a mile distance from Altrincham town centre and within close proximity of Navigation Metrolink station. The superbly presented accommodation briefly comprises enclosed porch, entrance hall, sitting room with feature fireplace, stunning Shaker style fitted kitchen with integrated appliances and adjacent dining area with French windows opening onto the gardens, cloakroom/WC three excellent bedrooms and fully tiled bathroom/WC. Gas fired central heating and PVCu double glazing. Parking within the driveway and lawned rear gardens. Exceptional plot with much further potential including approved planning.

POSTCODE: WA14 1NL

## DESCRIPTION

Gladstone Road forms part of a popular residential location containing houses mainly of similar age and design. The locality is highly favoured being a short distance from Navigation Road Metrolink station and within the catchment area of highly regarded primary and secondary schools. The property also benefits from local recreational facilities situated approximately 200 yards to the north and is less than half a mile distance from the town of Altrincham with its highly popular Market Hall which contains a variety of independent retailers and informal dining options.

This bay fronted and partially rendered semi detached family house has been replanned and recently refurbished to create generously proportioned and well balanced living space with the benefit of PVCu double glazing and gas fired central heating.

The superbly presented interior is approached beyond an enclosed porch with original panelled front door and leads onto a wide entrance hall featuring an attractive tiled floor. Positioned toward the front there is a sitting room with hardwood flooring and the focal point of a contemporary fireplace with recess for a flat screen television above. The stunning Shaker style kitchen includes a range of integrated appliances complemented by a substantial matching centre island with breakfast bar. The adjacent dining area benefits from wide French windows opening onto the landscaped gardens and upon viewing the further potential to create additional living space becomes apparent (Trafford Planning Reference I07781/HHA/22). In addition, the ground floor accommodation is completed by a cloakroom/WC.

At first floor level there are two excellent double bedrooms, single bedroom and luxurious bathroom/WC complete with back to wall oval bath and separate shower enclosure.

Externally to the front of the property the driveway provides off road parking and there is secure gated access to the rear. The private rear gardens are laid mainly to lawn with a fence perimeter and variety of trees.

In conclusion, a superb family home in an ideal location and an internal inspection is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed/panelled front door set within a matching surround beneath a brick arch. Tiled floor.

#### ENTRANCE HALL

Stained glass/panelled hardwood front door set within a matching surround. Spindle balustrade staircase to the first floor. Tiled floor. Contemporary radiator.

#### SITTING ROOM

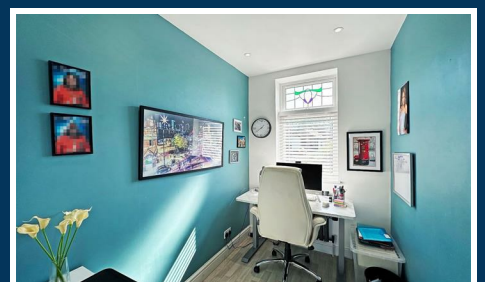
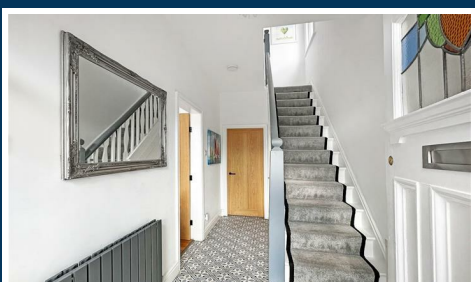
14'5" x 12' (4.39m x 3.66m)

Contemporary flame effect electric fire with recess for a flat screen television above. PVCu double glazed bay window with stained glass top-lights. Hardwood flooring. Contemporary radiator.

#### DINING KITCHEN

18'2" x 15'2" (5.54m x 4.62m)

Fitted with Shaker style wall and base units beneath stone effect heat resistant work surfaces and inset composite drainer sink with mixer/instant hot water tap and tiled splash-back. Matching centre island with breakfast bar plus integrated induction hob, ceiling mounted cooker hood above and wine/drinks cooler. Additional integrated appliances include a double electric oven/grill, fridge/freezer and dishwasher. Ample space for a dining suite. Concealed wall mounted gas central heating boiler. Utility cupboard with recess for an automatic washing machine beneath marble effect heat resistant work surfaces and tiled splash-back plus opaque timber framed window to the side. PVCu double glazed French windows to the gardens. PVCu double glazed window to the rear. Large format tiled floor. Provision for a wall mounted flat screen television. Recessed LED lighting. Contemporary radiator.



## CLOAKROOM/WC

White/chrome wall mounted wash basin and low-level WC set within tiled surrounds. Opaque PVCu double glazed window to the side. Laminate wood flooring.

## FIRST FLOOR

### LANDING

Timber framed leaded effect stained glass sash window to the side. Spindle balustrade.

### BEDROOM ONE

14'4" x 12' (4.37m x 3.66m)

Space for a double bed with wall mounted bedside tables to each side. PVCu double glazed window with stained glass top-lights to the front. Provision for a wall mounted flat screen television. Contemporary radiator.

### BEDROOM TWO

12' x 11'5" (3.66m x 3.48m)

Fitted dressing table and wall mounted bedside table. Recess for a wall mounted flat screen television. PVCu double glazed window to the rear. Contemporary radiator.

### BEDROOM THREE

8'6" x 5'11" (2.59m x 1.80m)

PVCu double glazed window with stained glass top-light. Wood effect flooring. Recessed LED lighting. Contemporary radiator.

## BATHROOM/WC

8'10" x 8'3" (2.69m x 2.51m)

## OUTSIDE

Parking within the driveway.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## TENURE

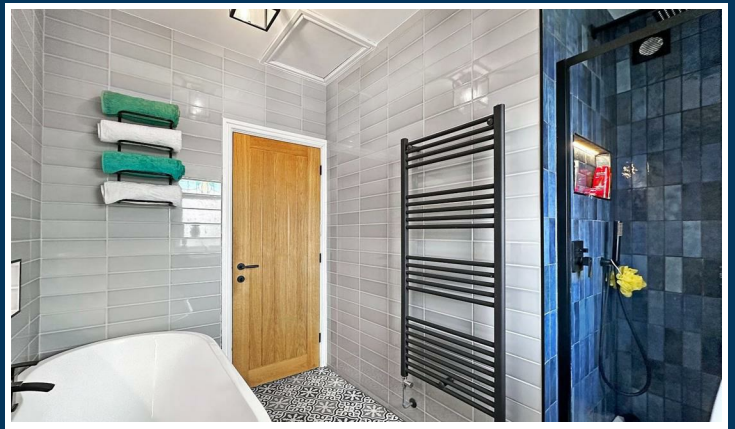
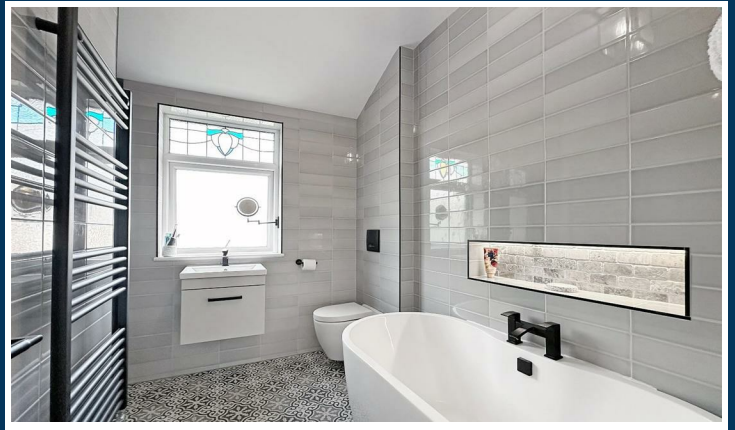
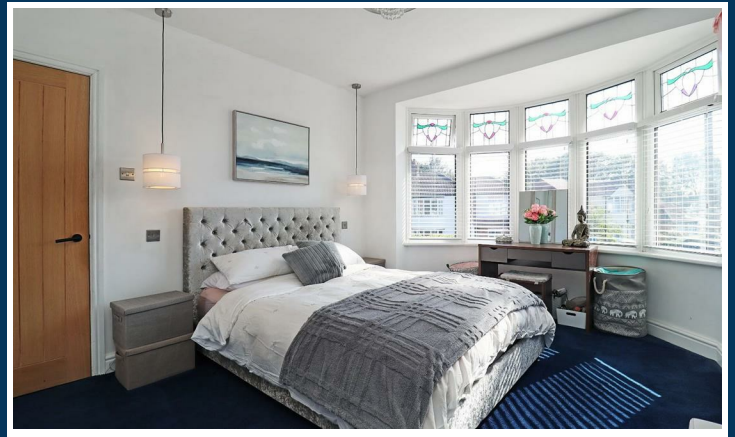
We are informed the property is Freehold and subject to a Rent Charge of £5.00 per annum. This should be verified by your Solicitor.

## COUNCIL TAX

Band C

## NOTE

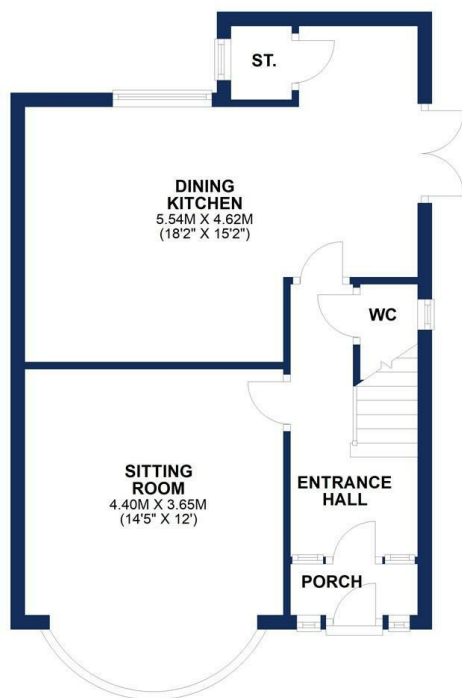
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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. 43.3 SQ. METRES (466.4 SQ. FEET)



### FIRST FLOOR

APPROX. 43.3 SQ. METRES (466.3 SQ. FEET)



TOTAL AREA: APPROX. 86.7 SQ. METRES (932.7 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