



10 POPLAR AVENUE | ALTRINCHAM

£500,000

A bay fronted period end of terrace house arranged over three floors and positioned in an ever popular location. The beautifully presented accommodation briefly comprises recessed porch, entrance hall, sitting room, dining room opening onto a fitted kitchen with integrated appliances, three excellent bedrooms and bathroom/WC at first floor level and double bedroom with Juliet balcony and en suite shower room/WC to the second floor. Gas fired central heating and PVCu double glazing. External store. Private landscaped rear gardens with paved terrace and artificial lawn. Permit parking. Close proximity to the town centre and Metrolink station.

POSTCODE: WA14 1LF

DESCRIPTION

Poplar Avenue forms part of a popular residential location containing terraced houses mainly of similar age and varying design all of which combines to create an delightful setting. Approximately ¼ mile distance is the shopping centre of the market town of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways and also lies within the catchment area of highly regarded primary and secondary schools.

The accommodation benefits from gas fired central heating together with PVCu double glazing throughout whilst retaining features of the period such as coved cornices and tall ceilings combined with well proportioned rooms.

The beautifully presented interior is approached beyond a recessed porch and welcoming entrance hall with sympathetically designed composite front door and continues into the through reception rooms. Positioned to the front there is an elegant sitting room with angular bay window and provision for a wall mounted television flanked by fitted furniture. Towards the rear there is a spacious dining room with built-in dresser and superb fitted kitchen with Shaker style units complemented by natural wood work surfaces and integrated appliances. In addition, there is access to the landscaped gardens which incorporates a stone paved rear terrace which is ideal for entertaining during the summer months.

At first floor level an excellent double bedroom benefits from fitted wardrobes alongside a further double bedroom, single bedroom which is currently used as an office and family bathroom with attractive tiling and traditional suite complete with claw foot bath. The well planned loft conversion incorporates a generous double bedroom with French windows opening onto the Juliet balcony and contemporary en suite shower room/WC with matt black fittings.

The private rear gardens are certainly a feature with the aforementioned stone paved terrace enhanced by the addition of an artificial lawn for ease of maintenance and well stocked flower beds. Furthermore there is no right of way across the gardens from neighbouring properties.

Permit parking is available with support from Trafford Council.

ACCOMMODATION

GROUND FLOOR: RECESSED PORCH

Opaque double glazed/panelled woodgrain effect composite front door with matching transom light. Stone paved floor. Wall light point.

ENTRANCE HALL

Staircase to the first floor. Laminate wood flooring. Coved cornice. Radiator.

SITTING ROOM

14'5" x 10'7" (4.39m x 3.23m)

Fitted cupboards flanking both sides of the chimney breast with provision for a wall mounted flat screen television. PVCu double glazed bay window to the front. Laminate wood flooring. Two wall light points. Coved cornice. Radiator. Wide opening to:

DINING ROOM

13'1" x 11'2" (3.99m x 3.40m)

Built-in dresser unit incorporating cupboards with display shelves above. Understairs storage cupboard. PVCu double glazed window to the rear. Laminate wood flooring. Coved cornice. Radiator.

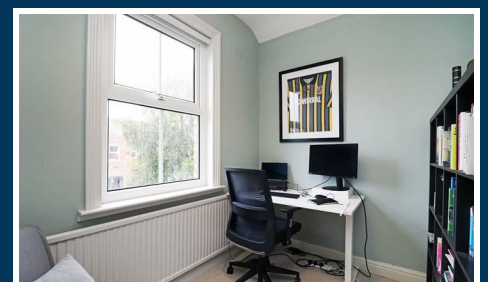
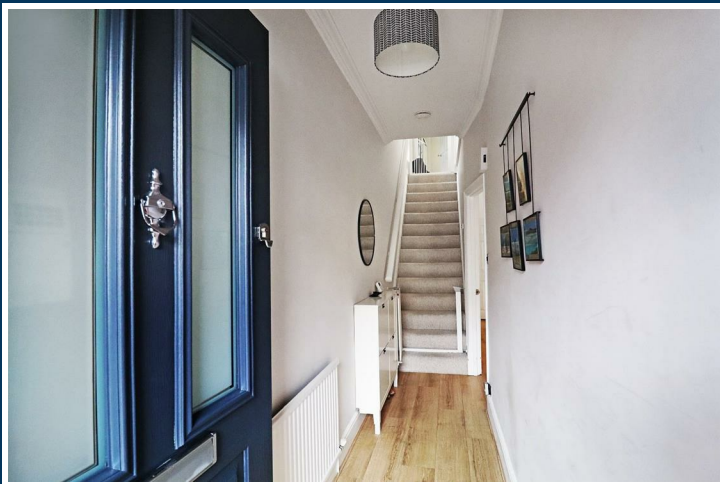
KITCHEN

12'10" x 8'7" (3.91m x 2.62m)

Fitted with a range of Shaker style wall and base units beneath natural wood work-surfaces and inset 1 ½ bowl ceramic drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric oven/grill, four ring gas hob with chimney cooker hood above, fridge/freezer and dishwasher. Recess for an automatic washing machine. Concealed wall mounted gas central heating boiler. PVCu double glazed/panelled door to the side. PVCu double glazed windows to the side and rear. Tiled floor. Recessed LED lighting. Coved cornice. Vertical radiator.

FIRST FLOOR: LANDING

Spindle balustrade staircase to the second floor. Opaque PVCu double glazed window to the side. Coved cornice.



BEDROOM TWO

14'2" x 12'4" (4.32m x 3.76m)

Fitted wardrobes containing double hanging rails and shelving. Two PVCu double glazed windows to the front. Two wall light points. Coved cornice. Radiator.

BEDROOM THREE

13'1" x 8'7" (3.99m x 2.62m)

PVCu double glazed window to the rear. Coved cornice. Radiator.

BEDROOM FOUR

11'3" x 9'1" (3.43m x 2.77m)

PVCu double glazed window to the rear. Radiator.

FAMILY BATHROOM/WC

7'6" x 5'8" (2.29m x 1.73m)

Fitted with a traditional white/chrome suite comprising claw foot bath with thermostatic rain shower and screen above, pedestal wash basin and low-level WC. Fitted cabinet with shelving. Opaque PVCu double glazed window to the side. Recessed LED lighting. Extractor fan. Radiator.

SECOND FLOOR

LANDING

Tall PVCu double glazed window to the rear. Recessed LED lighting.

BEDROOM ONE

17'9" x 11'5" (5.41m x 3.48m)

PVCu double glazed French windows set within matching side-screens to the Juliet balcony with wrought iron balustrade. Eaves storage with light and power supplies. Velux window. Recessed LED lighting. Radiator.

EN SUITE SHOWER ROOM/WC

8'5" x 4'7" (2.57m x 1.40m)

Fitted with a contemporary white/matt black suite comprising wall mounted vanity wash basin with mixer tap and low-level WC. Wide walk-in shower with thermostatics shower beyond a crittall effect screen. Velux window. Tiled floor. Recessed LED lighting. Extractor fan. Matt black heated towel rail.

OUTSIDE

Attached brick built garden store with light supply.

Private landscaped grounds and permit parking.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

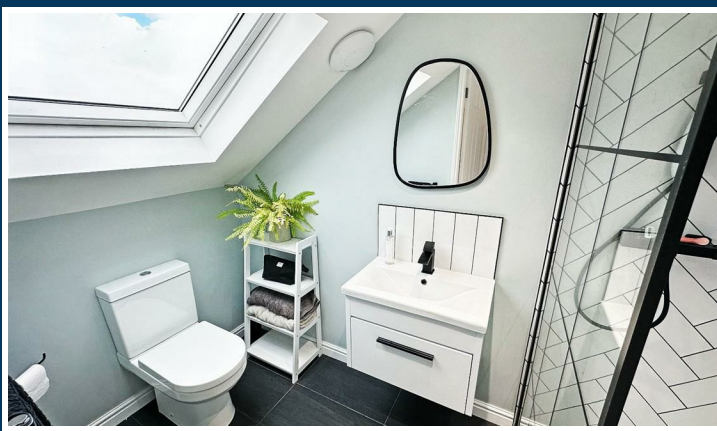
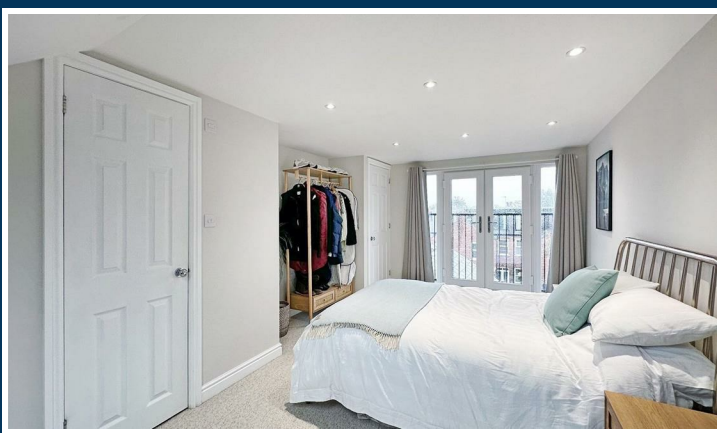
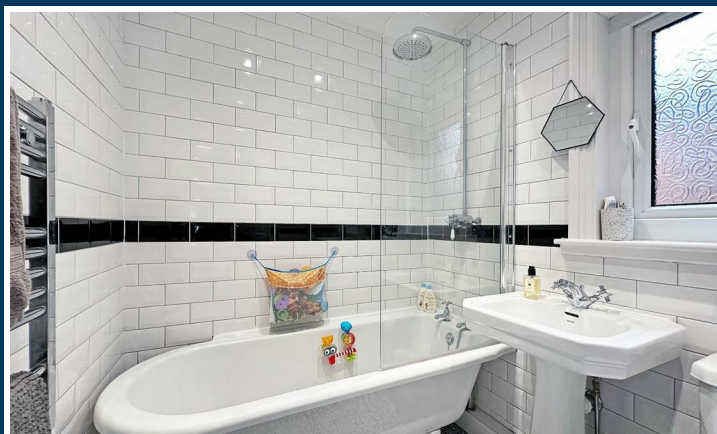
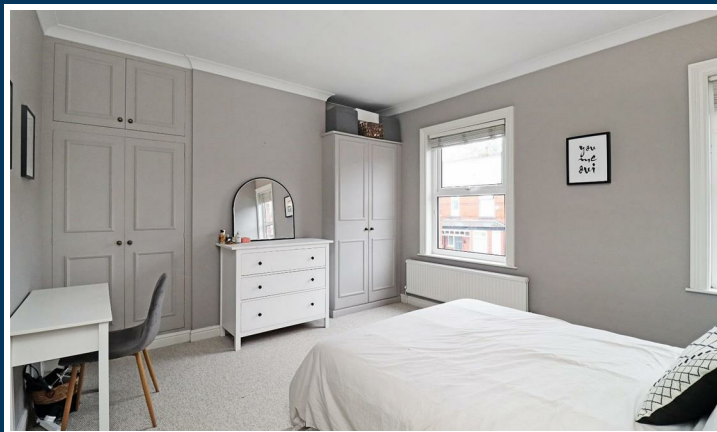
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

Band C

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. 48.7 SQ. METRES (524.3 SQ. FEET)

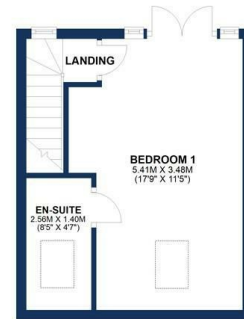


FIRST FLOOR
APPROX. 45.0 SQ. METRES (483.9 SQ. FEET)



TOTAL AREA: APPROX. 117.0 SQ. METRES (1259.5 SQ. FEET)
Floorplans For Illustrative Purposes Only.

SECOND FLOOR
APPROX. 23.3 SQ. METRES (251.3 SQ. FEET)



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