



**10 SHELDRAKE ROAD | ALTRINCHAM**

**OFFERS OVER £275,000**

A superbly proportioned and presented semi detached property in a popular residential location. The accommodation briefly comprises entrance hall, large living room plus full width dining kitchen with access to the attractive rear garden, two double bedrooms and modern bathroom/WC. Off road parking within the driveway to the front and patio seating area with delightful lawned gardens beyond to the rear. Viewing is highly recommended to appreciate the accommodation on offer.



POSTCODE: WA14 5LJ

## DESCRIPTION

A superbly proportioned and presented semi detached home in a popular residential location that needs to be seen to be appreciated.

The accommodation is tastefully decorated throughout and the entrance hall leads onto a superb front sitting room whilst to the rear is a full width fitted dining kitchen which in turn provides access onto the attractive rear garden.

To the first floor there are two excellent double bedrooms and modern bathroom/WC.

To the front of the property the drive provides off road parking and continues to the side where there is gated access to the rear. The gardens to the rear incorporate two patio seating areas with lawned gardens between.

The location is well placed being close to Altrincham town centre with the Metrolink commuter service into Manchester and also with Waitrose supermarket a short distance away.

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

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Composite front door. Under stairs storage cupboard.

#### SITTING ROOM

19'2" x 11'11" (5.84m x 3.63m)

With PVCu double glazed bay window to the front. Stairs to first floor. Television aerial point. Telephone point. Radiator.

#### DINING KITCHEN

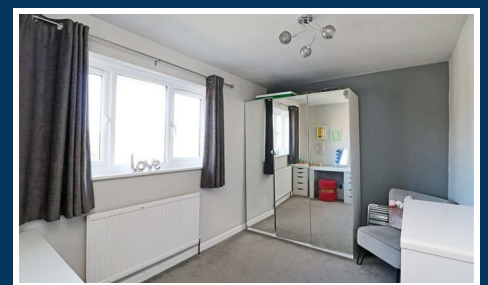
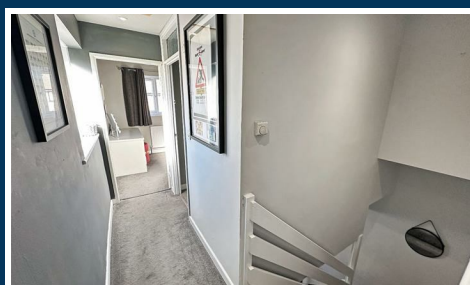
11'11" x 9'1" (3.63m x 2.77m)

Fitted with a comprehensive range of white wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus four ring electric hob with stainless steel extractor hood and splashback. Space for fridge freezer and plumbing for washing machine, Integrated dishwasher. Tiled splashback. Laminate flooring. Cupboard housing Worcester combination gas central heating boiler. PVCu double glazed window overlooking the rear garden and door providing access to the rear garden.

### FIRST FLOOR

#### LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.



## BEDROOM 1

11'10" x 9'1" (3.63m x 2.77m)

PVCu double glazed window to the rear. Fitted storage cupboard. Radiator.

## BEDROOM 2

11'10" x 8'1" (3.61m x 2.46m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

8'9" x 6'7" (2.67m x 2.01m)

With a contemporary white suite with chrome fittings comprising panelled bath with mains shower over, vanity wash basin and WC. Chrome heated towel rail. Tiled splashback. Extractor fan.

## OUTSIDE

To the front of the property the driveway provides off road parking and there is gated access towards the rear. To the rear there are two patio seating areas with delightful lawned gardens between. External water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

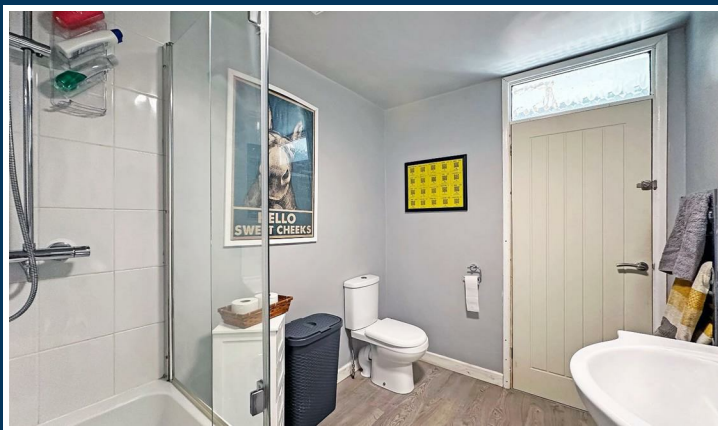
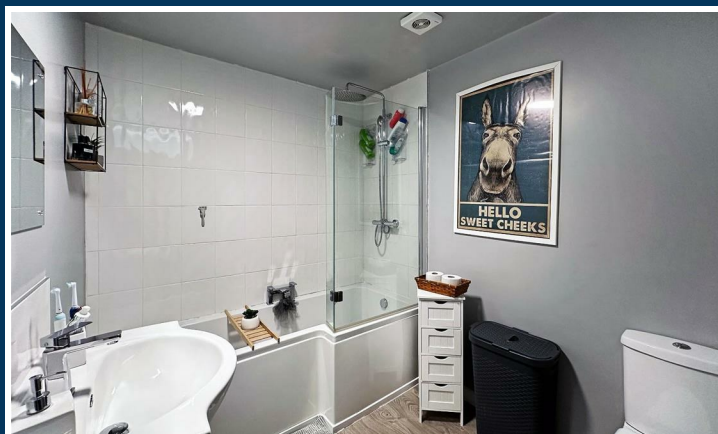
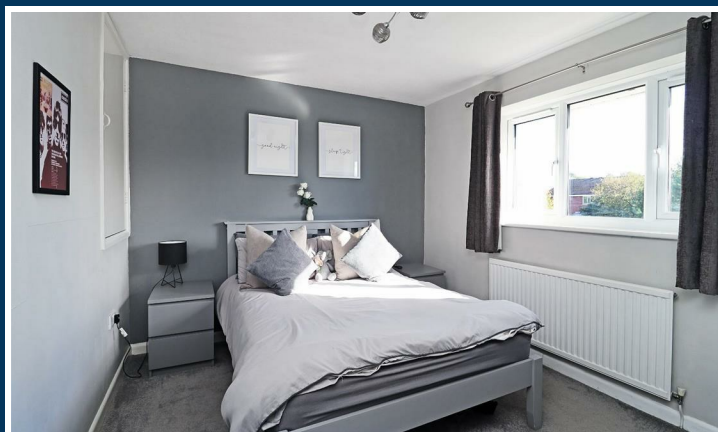
Band "B"

## TENURE

We are informed the property is held on a Leasehold basis for the residue of a 999 year term commencing 01/01/1982 and subject to a Ground Rent of £17.50 per annum. Full details will be provided by our clients Solicitor.

## NOTE

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

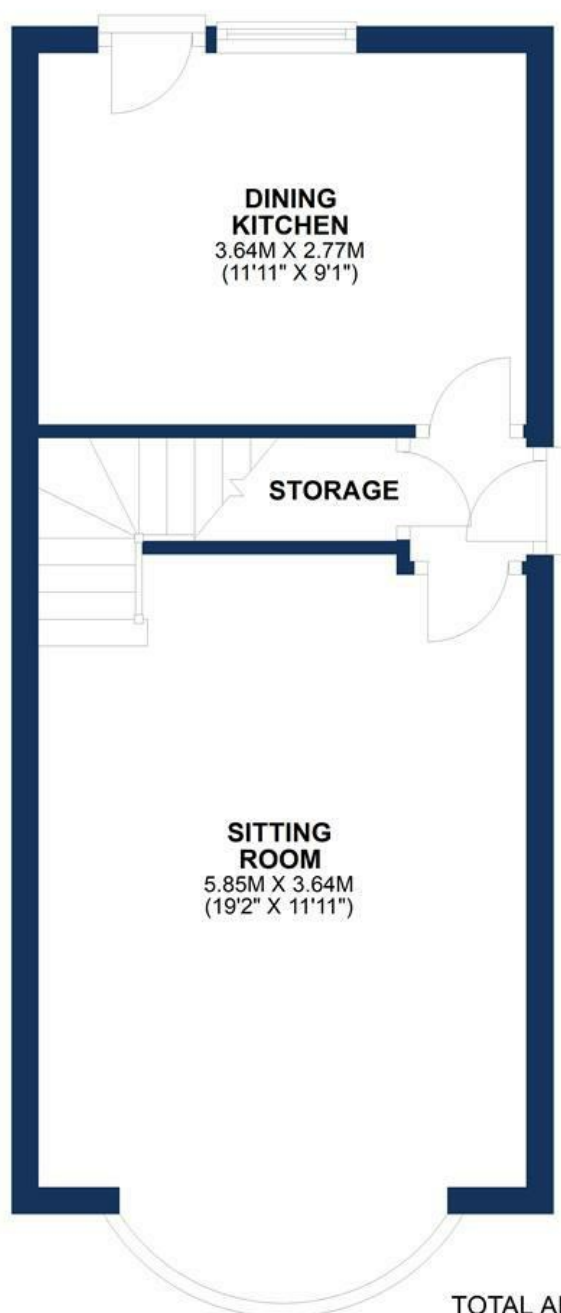


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## GROUND FLOOR

APPROX. 31.2 SQ. METRES (336.3 SQ. FEET)



## FIRST FLOOR

APPROX. 30.8 SQ. METRES (331.0 SQ. FEET)



TOTAL AREA: APPROX. 62.0 SQ. METRES (667.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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