



## 35 WOODLANDS ROAD | ALTRINCHAM

£450,000

\*\*\*NO ONWARD CHAIN\*\*\* An exceptional period family home, set down from the road in a delightful and surprisingly quiet position, within easy reach of Altrincham town centre. The accommodation is arranged over three floors and briefly comprises entrance hall, front sitting room plus separate dining room and fitted breakfast kitchen, cellars providing superb storage and scope for conversion subject to relevant permissions being obtained, three well proportioned bedrooms serviced by the bathroom/WC. Externally there is a courtyard garden towards the rear with further private garden beyond. Permit parking for two cars. Viewing is highly recommended to appreciate the proportions of the accommodation on offer.

POSTCODE: WA15 8EZ

## DESCRIPTION

This fine period house, set down from the road in a delightful and surprisingly quiet position, retains much of the original character but has been re-modelled and re-fitted over the years to create well proportioned and presented living space which needs to be seen to be appreciated.

The accommodation is arranged over three floors. To the ground floor there are two reception rooms both with open fireplaces plus a fitted breakfast kitchen with a comprehensive range of white high gloss units. From the kitchen there is access to a rear courtyard with further gardens beyond. There are useful cellars currently used as storage and which could be converted subject to any relevant permissions being obtained. To the first floor there are three well proportioned bedrooms serviced by the family bathroom/WC.

Externally there is a courtyard garden immediately to the rear with further gardens beyond.

The property benefits from permit parking for two cars on Linden Avenue.

The location is ideal lying adjacent to the commercial centre of Altrincham and Metrolink station and with Hale and Timperley village centres a little further distant. The property also lies within the catchment area of highly regarded primary and secondary schools and is within easy reach of Wellington School.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Hardwood glass panelled front door. Stripped floorboards. Radiator. Ceiling cornice. Spindle balustrade staircase to first floor.

#### SITTING ROOM

14'2" x 12'0" (4.32m x 3.66m)

With PVCu double glazed bay window to the front. Stripped floorboards. Focal point of a cast iron solid fuel burner set upon a tiled hearth and with timber mantle. Picture rail. Ceiling cornice. Radiator.

#### DINING ROOM

13'0" x 10'4" (3.96m x 3.15m)

With PVCu double glazed window overlooking the rear garden. Stripped floorboards. Focal point of an open fireplace with exposed brick recess. Picture rail. Radiator.

#### KITCHEN

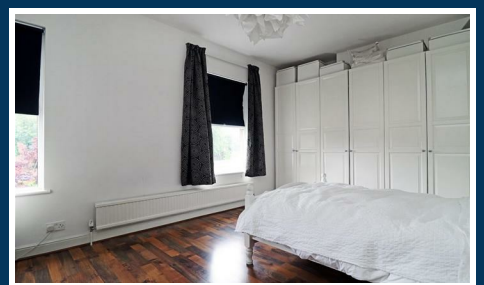
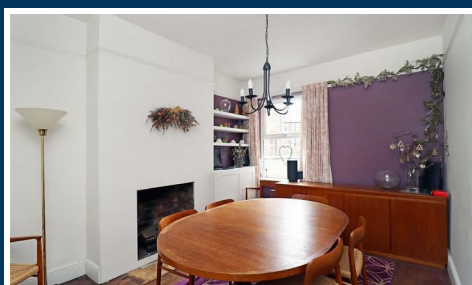
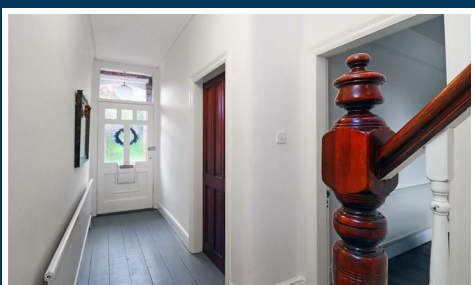
12'1" x 9'9" (3.68m x 2.97m)

Fitted with a comprehensive range of white high gloss wall and base units with contrasting work surfaces over incorporating 1 1/2 bowl stainless steel sink unit with hose tap. Two integrated double oven. Four ring gas hob. Integrated dishwasher. Tiled splashback. Opaque PVCu double glazed window to the side. Opening to:

#### UTILITY AREA

9'3" x 4'8" (2.82m x 1.42m)

With work surface with plumbing for washing machine beneath and space for dryer. Fridge and freezer will be staying in situ. Wall mounted newly installed Worcester Bosch combination gas central heating boiler. Television/telephone/date point. PVCu double glazed window to the side. Hardwood stable style door to the rear garden.



## CELLARS

## HALLWAY

## CHAMBER 1

13'11" x 12'0" (4.24m x 3.66m)

Opaque PVCu double glazed window to the front. Light and power.

## CHAMBER 2

13'0" x 10'4" (3.96m x 3.15m)

With opaque PVCu double glazed window to the rear. Light and power. Access to:

## CHAMBER 3

12'1" x 9'9" (3.68m x 2.97m)

With restricted head height. Excellent storage space and access to sub floor.

## FIRST FLOOR

## LANDING

Loft access hatch.

## BEDROOM 1

16'2" x 12'1" (4.93m x 3.68m)

Running the full width of the property with two PVCu double glazed windows to the front. Radiator. Television/telephone/data point. Wardrobes will be staying in situ.

## BEDROOM 2

13'0" x 10'4" (3.96m x 3.15m)

With PVCu double glazed window to the rear. Radiator. Wardrobes will be staying in situ.

## BEDROOM 3

11'3" x 9'9" (3.43m x 2.97m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

6'10" x 5'10" (2.08m x 1.78m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, WC and wash hand basin. Chromed heated towel rail. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting.

## OUTSIDE

To the front of the property is a shared flagged footpath providing access.

To the rear and immediately accessed via the utility space off the kitchen is a courtyard garden with further gardens beyond and garden shed which will be staying in situ, hedge and fence borders.

Residents application for the permit parking scheme and visitors passes are through Trafford Borough Council.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

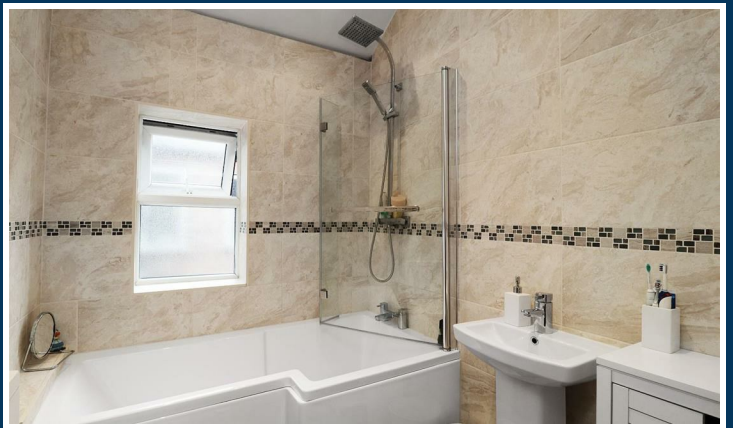
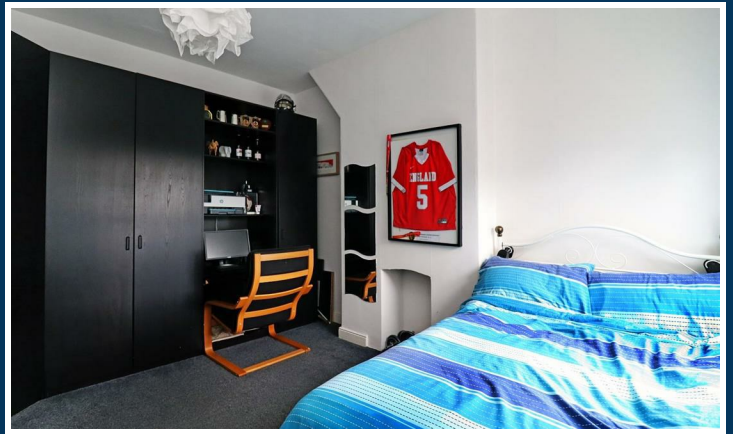
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## TENURE

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

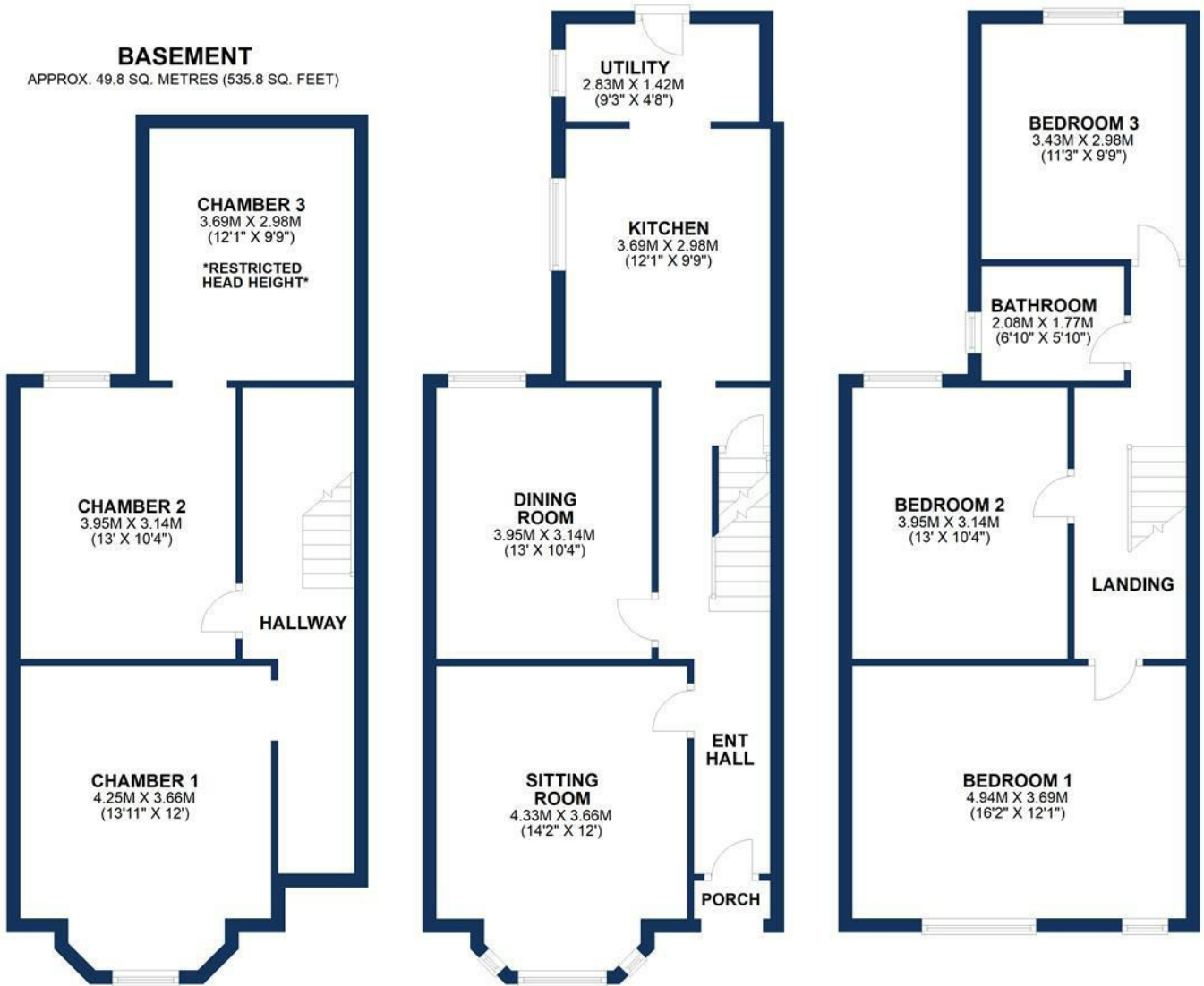
APPROX. 54.9 SQ. METRES (590.5 SQ. FEET)

## FIRST FLOOR

APPROX. 53.5 SQ. METRES (576.2 SQ. FEET)

## BASEMENT

APPROX. 49.8 SQ. METRES (535.8 SQ. FEET)



TOTAL AREA: APPROX. 158.2 SQ. METRES (1702.5 SQ. FEET)

Floorplans For Illustrative Purposes Only



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