



310 OLDFIELD ROAD | ALTRINCHAM

OFFERS IN THE REGION OF £600,000

An attractive late Victorian semi detached family house with superb open plan living space and landscaped grounds. Positioned in a highly regarded location. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, living/dining kitchen with centre island and bi-folding windows opening onto the paved rear terrace, utility room, cloakroom/WC, three double bedrooms and bathroom/WC. Gas fired central heating, double glazing and underfloor heating. Driveway providing off road parking.

POSTCODE: WA14 4QS

DESCRIPTION

This attractive gable fronted semi detached family house was constructed circa 1898 and reputedly formed part of the Gate House to the Dunham Estate.

Standing within private landscape grounds the property is well placed being within the catchment area of highly regarded primary and secondary schools and approximately one mile distance is the shopping centre 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. In addition, half a mile to the east is John Leigh Park with tennis courts and recreation areas.

In more recent years the accommodation has been sympathetically re-planned and extended to create generous open plan living space with the benefit of bi-folding windows opening onto the paved rear terrace which is ideal for entertaining during the summer months.

An enclosed porch and entrance hall lead onto an elegant sitting room with parquet wood flooring and underfloor heating which continues throughout the ground floor. Toward the rear the spacious dual aspect living/dining kitchen provides ample space for both seating and dining alongside a kitchen fitted with Shaker style units complemented by polished granite work-surfaces, a substantial centre island with breakfast bar and range of integrated appliances. There is also a separate utility room and cloakroom/WC.

At first floor level there are three genuine double bedrooms, two of which feature built-in wardrobes, and a bathroom/WC fitted with a traditional suite complete with free standing slipper bath and separate shower enclosure.

Gas fired central heating has been installed together with underfloor heating to the ground floor and double glazed throughout.

Externally the wide block paved driveway provides for parking for two cars. Whilst at the rear the landscaped gardens incorporate an expanse of artificial lawn surrounded by a fence perimeter.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Leaded effect double glazed/panelled hardwood front door set within a matching surround. Acoustic style panelling. Tiled floor. Hardwood panelled door to:

ENTRANCE HALL

Staircase to the first floor. Leaded effect timber framed double glazed window to front. Tiled floor. Underfloor heating.

SITTING ROOM

11'11" x 10' (3.63m x 3.05m)

Provision for a wall mounted flatscreen television. Leaded effect timber framed double glazed window to the front. Parquet wood flooring. Underfloor heating.

OPEN PLAN LIVING/DINING KITCHEN

Planned to incorporate:

LIVING/DINING AREA

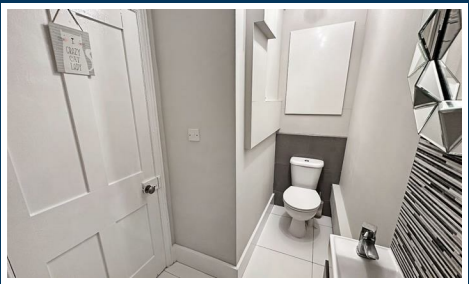
21'10" x 15'10" (6.65m x 4.83m)

Chimney breast with acoustic style panelling, wall mounted electric fire and provision for a wall mounted flatscreen television. Storage cupboard with shelving. Leaded effect timber framed double glazed windows to the front and rear. Tiled floor. Recessed low-voltage lighting. Underfloor heating.

BREAKFAST KITCHEN

21'1" x 12'4" (6.43m x 3.76m)

Fitted with a comprehensive range of Shaker style wall and base units beneath polished granite work-surfaces/up-stands and Belfast sink with mixer tap and tiled splash-back. Matching centre island incorporating a breakfast bar. Matching dresser unit flanked by an integrated larder fridge and larder freezer. Recess for a range cooker with polished granite splash-back. Additional integrated appliances include a dishwasher and wine cooler. Timber framed double glazed bi-folding windows to the rear terrace. Leaded effect timber framed window to the rear. Tiled floor. Recessed low-voltage lighting. Underfloor heating.



UTILITY ROOM

8'9" x 5'6" (2.67m x 1.68m)

Contemporary wall units. Recess for an automatic washing machine and tumble dryer beneath a heat resistant work-surface. Tiled floor. Underfloor heating.

CLOAKROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Concealed wall mounted gas central heating boiler. Tiled floor. Chrome heated towel rail. Underfloor heating.

FIRST FLOOR

LANDING

Linen closet. Spindle balustrade. Leaded effect timber framed double glazed window to the side. Loft access hatch. Recessed LED lighting. Two wall light points.

BEDROOM ONE

15'2" x 12'2" (4.62m x 3.71m)

Built-in wardrobe containing hanging rail. Leaded effect timber framed double glazed window to the rear. Laminate wood flooring. Recessed LED lighting. Radiator.

BEDROOM TWO

12'4" x 12'1" (3.76m x 3.68m)

Built-in wardrobe with hanging rail. Provision for a wall mounted flatscreen television. Leaded effect timber framed double glazed oriel bay window to the front. Laminate wood flooring. Radiator.

BEDROOM THREE

12'7" x 8'11" (3.84m x 2.72m)

Leaded effect timber framed double glazed window to the rear. Laminate wood flooring. Radiator.

BATHROOM/WC

8'4" x 6'11" (2.54m x 2.11m)

Fitted with a traditional white/chrome suite comprising free-standing slipper bath with mixer/shower tap, wash basin, and low-level WC. Wide tiled enclosure with thermostatic rain-shower. Opaque leaded effect timber framed double glazed window to the side. Tiled walls and floor. Recessed low-voltage lighting. Extractor fan. Chrome heated towel rail.

OUTSIDE

Off road parking and gated access to the side.

Private landscaped grounds.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

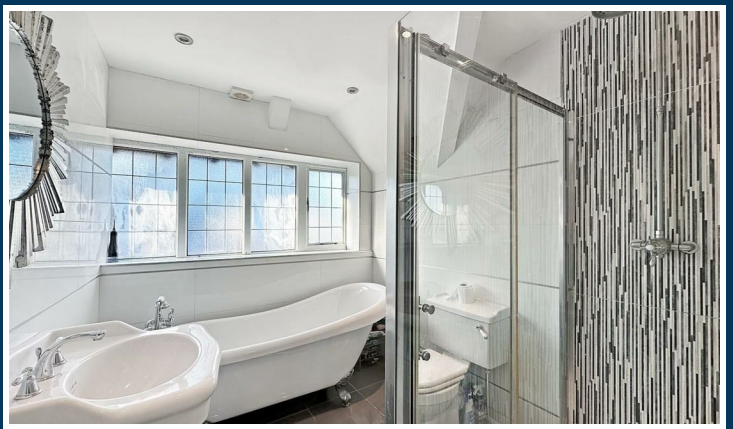
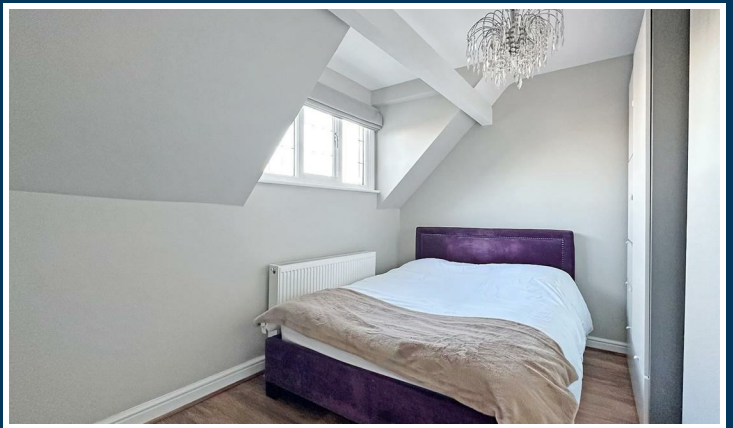
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

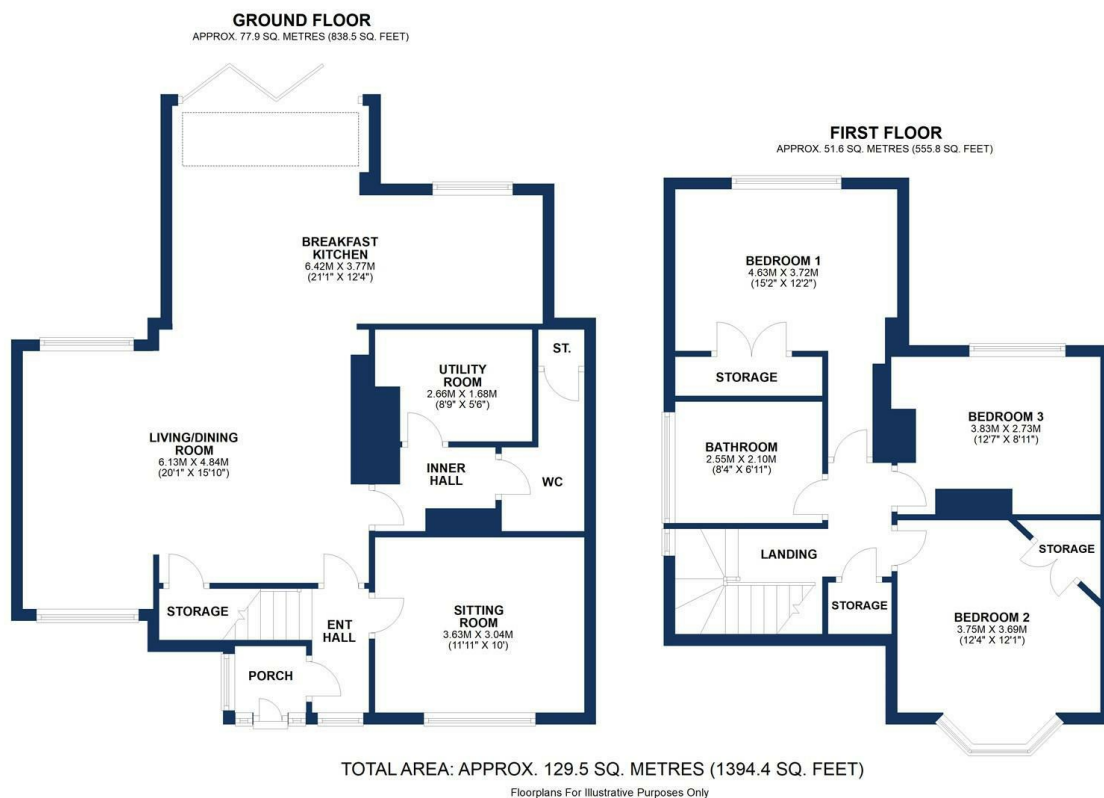
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NOTE

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



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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