



### 3 THELWALL CLOSE | ALTRINCHAM

**OFFERS OVER £370,000**

A beautifully presented semi-detached family house positioned on a quiet cul de sac with south facing rear gardens with excellent summer house. Superb location less than half a mile from Altrincham town centre and approximately 200 yards to Navigation Road Metrolink station. The accommodation briefly comprises enclosed porch, reception area, sitting room with feature fireplace, dining kitchen with integrated appliances and access to the paved rear terrace, master bedroom with fitted furniture, two further bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking.

POSTCODE: WA15 8JB

## DESCRIPTION

This semi-detached family house occupies an enviable position on a quiet cul de sac within this popular residential location. The accommodation is beautifully presented and superbly proportioned throughout and the private rear gardens are certainly a feature. Carefully landscaped to incorporate a block paved terrace with well maintained lawn and additional seating area with stone paving. Importantly with a southerly aspect to enjoy the sunshine throughout the day. The garden also benefits from a substantial summer house.

The living space is approached beyond an enclosed porch which in turn leads onto a separate reception area with built-in storage and capacity for hanging coats and jackets. There is a spacious sitting room with oriel bay window and the focal point of a period style fireplace surround which also incorporates a contemporary living flame gas fire set upon a marble hearth. The full width dining kitchen includes attractive Shaker style units and integrated appliances and provides ample space for a dining suite alongside access to the delightful rear gardens.

At first floor level the excellent master bedroom benefits from a comprehensive range of fitted furniture. There is a further double bedroom, generous single bedroom and modern bathroom/WC with white suite and chrome fittings.

Gas fired central heating has been installed together with PVCu double glazing throughout.

To the front of the property the block paved driveway provides off road parking for several vehicles and there is gated access to the rear.

The location is highly favoured being approximately 200 yards 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 adjacent to the Metrolink station and is less than a  $\frac{1}{2}$  mile distant from the shopping centre of Altrincham with its highly popular Market Hall that contains a variety of informal and exciting dining options.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

Opaque PVCu double glazed door to the side. PVCu double glazed windows to the front and side. Glazed/panelled hardwood door to:

#### RECEPTION AREA

Full height built-in storage containing shelving. Space for hanging coats and jackets. Small paned door to:

#### SITTING ROOM

**16'1" x 14'6" (4.90 x 4.42)**

Period style fireplace surround with marble insert and hearth plus contemporary living flame gas fire. Turned spindle balustrade staircase to the first floor. Under-stair storage cupboard. PVCu double glazed oriel bay window to the front. Coved cornice. Contemporary anthracite radiator.

#### DINING KITCHEN

**14'6" x 8'0" (4.42 x 2.44)**

Fitted with a range of Shaker style wall and base units beneath wood effect heat resistant work surfaces/up-stands and inset  $1\frac{1}{2}$  bowl composite drainer sink. Integrated appliances include an electric fan oven/grill, four ring gas hob with tiled splash-back and stainless steel cooker hood above. Recess for an automatic washing machine and tumble dryer. Space for a fridge/freezer. Ample space for a table and chairs. Opaque double glazed/panelled PVCu door to the rear. Two PVCu double glazed windows to the rear. Tiled floor. Radiator.



## FIRST FLOOR

### LANDING

PVCu double glazed window to the side. Turned spindle balustrade. Loft access hatch.

### BEDROOM ONE

**14'3" x 8'5" (4.34 x 2.57)**

Recess for a double bed with cupboards above and flanked to both sides by fitted wardrobes containing hanging rails. PVCu double glazed window to the front. Contemporary anthracite radiator.



### BEDROOM TWO

**10'1" x 8'5" (3.07 x 2.57)**

PVCu double glazed window to the rear. Radiator.



### BEDROOM THREE

**10'7" x 6'1" (3.23 x 1.85)**

Airing cupboard containing shelving and housing the wall mounted gas central heating boiler. PVCu double glazed window to the front. Radiator.

### BATHROOM/WC

**6'3" x 6'1" (1.91 x 1.85)**

Fitted with a white/chrome suite comprising panelled bath with mixer tap plus thermostatic shower and screen above, pedestal wash basin with mixer tap and low level WC all set within tiled surrounds. Opaque PVCu double glazed window to the rear. Tiled floor. Contemporary anthracite towel rail.



### OUTSIDE

### SUBSTANTIAL SUMMER HOUSE

#### SERVICES

All main services are connected.

#### POSSESSION

Vacant possession upon completion.

#### TENURE

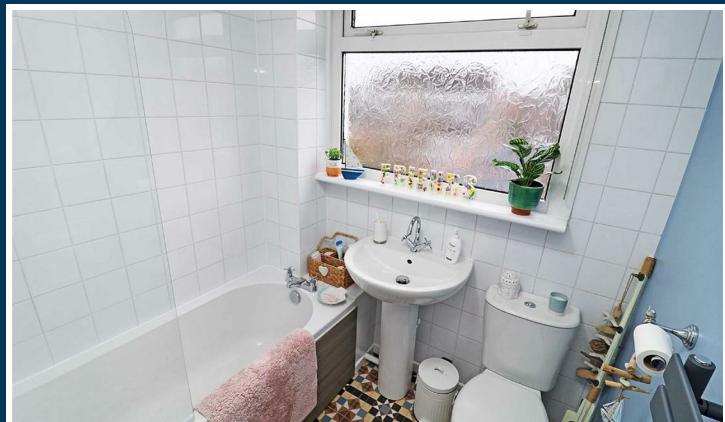
We are informed the property is Freehold. This should be verified by your Solicitor.

#### COUNCIL TAX

Band "C"

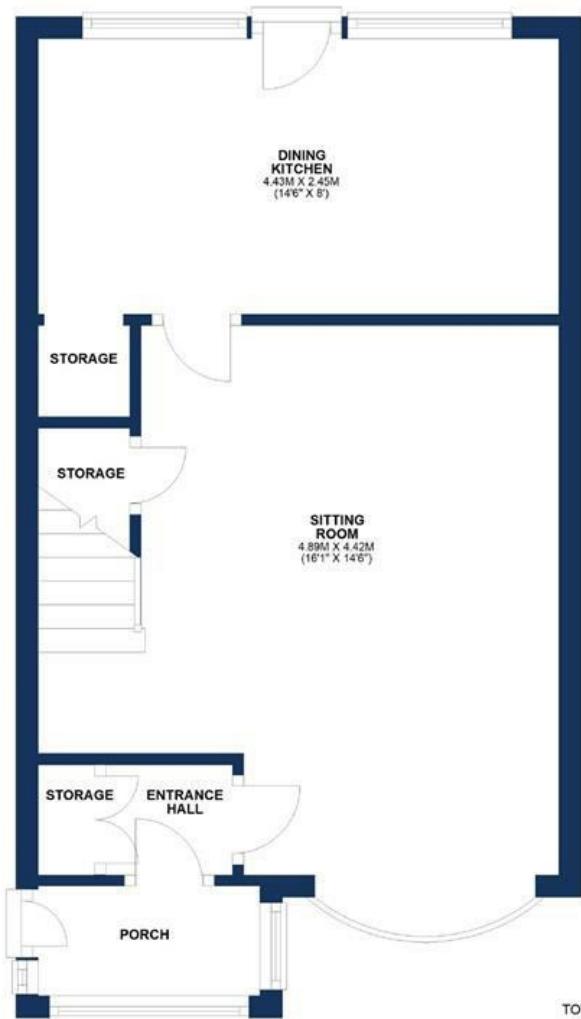
#### NOTE

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

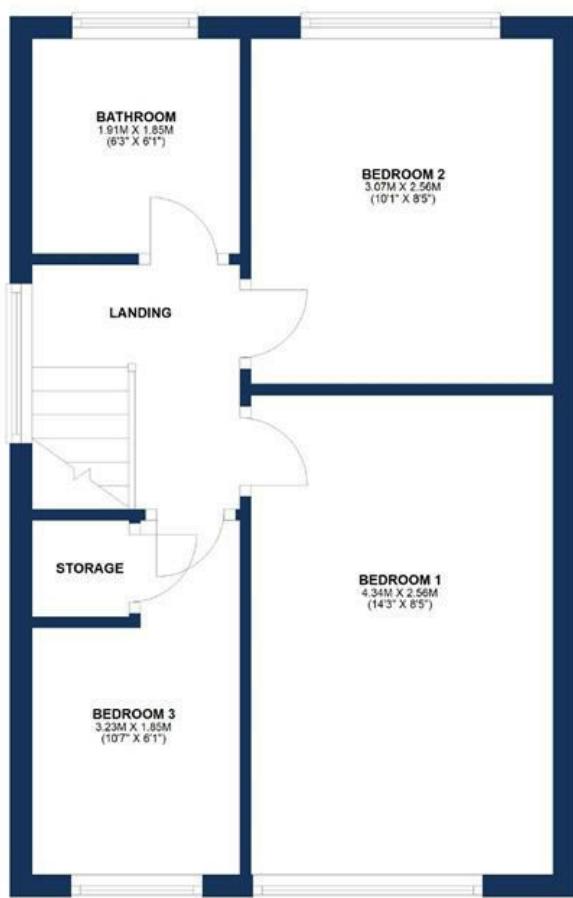


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**GROUND FLOOR**  
APPROX. 36.9 SQ. METRES (397.0 SQ. FEET)



**FIRST FLOOR**  
APPROX. 34.5 SQ. METRES (371.1 SQ. FEET)



TOTAL AREA: APPROX. 71.4 SQ. METRES (768.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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