

69 GLADSTONE ROAD | ALTRINCHAM

OFFERS OVER £450,000

A replanned and refurbished semi detached family house with much sought after open plan living space. The beautifully presented accommodation briefly comprises enclosed porch, entrance hall, cloakroom/WC, sitting room with feature fireplace, contemporary dining kitchen with French windows to the rear gardens, primary bedroom with fitted furniture, two further bedrooms and modern bathroom/WC. Gas fired central heating and PVCu double glazing. Parking within the driveway. Gardens laid to lawn and paved rear terrace. Popular residential location approximately ½ a mile distance from Altrincham town centre and within close proximity of Navigation Metrolink station.

POSTCODE: WA14 1NL

DESCRIPTION

This semi detached family house has been replanned and refurbished to create stunning open plan living space with the benefit of gas fired central heating and PVCu double glazing.

The beautifully presented and tastefully decorated interior is approached beyond an enclosed porch with panelled front door and leads onto an entrance hall with Karndean vinyl flooring which continues seamlessly throughout the ground floor. Positioned toward the front there is a sitting room with the focal point of a period style fireplace surround and flame/coal effect fire with provision for a wall mounted flatscreen television above. A wide opening leads onto an impressive dining kitchen fitted with Shaker style units complemented by wood effect work-surfaces and a range of integrated appliances. In addition, there is a matching breakfast bar alongside ample space for a dining suite and French windows to the paved rear terrace. Furthermore, there is a well appointed cloakroom/WC.

At first floor level there are two excellent double bedrooms with the primary bedroom featuring a range of contemporary fitted wardrobes, a generous single bedroom and modern bathroom/WC with white suite and chrome fittings.

Externally to the front of the property the driveway provides off road parking and there is gated access to the side. The landscaped rear gardens are laid mainly to lawn and incorporate a paved terrace and additional seating area which is ideal for entertaining during the summer months.

Gladstone Road forms part of a popular residential location containing houses mainly of similar age and design. The locality is highly favoured being a short distance 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 situated approximately 200 yards to the east and is less than half a mile distance from the town centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including independent retailers and informal dining options.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed doors set within a matching surround.

ENTRANCE HALL

Hardwood panelled front door with glazed insert and opaque glazed side-screens set beneath a matching transom light. Staircase to the first floor. Wood effect Karndean flooring. Radiator.

SITTING ROOM

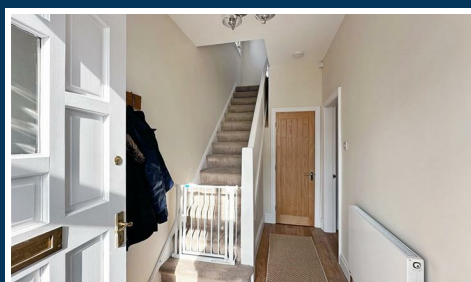
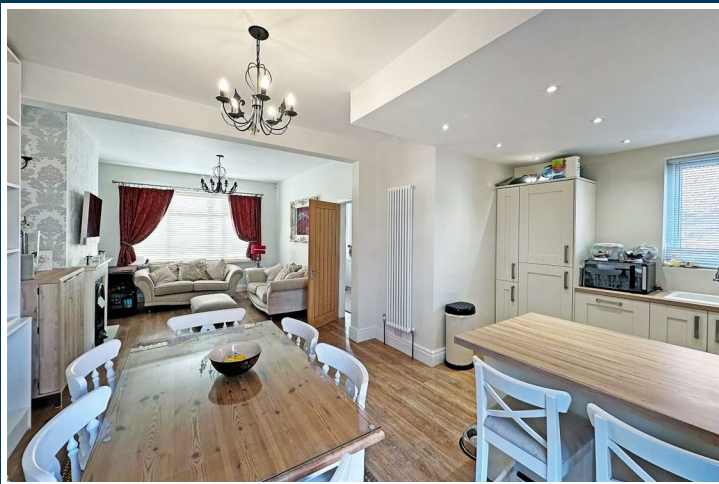
13'5" x 12' (4.09m x 3.66m)

Period style fireplace surround with flame/coal effect electric fire. Provision for wall mounted flatscreen television. PVCu double glazed window to the front. Wood effect Karndean flooring.

DINING KITCHEN

18'6" x 14'10" (5.64m x 4.52m)

Fitted with Shaker style wall and base units beneath wood effect heat resistant work-surfaces and inset 1 ½ bowl ceramic drainer sink with professional style mixer tap. Peninsula breakfast bar. Integrated appliances include an electric fan oven/grill, four ring gas hob with chimney cooker hood above, fridge/freezer and dishwasher. Recess for an automatic washing machine and tumble dryer. Ample space for a dining suite with French windows opening onto the rear gardens. PVCu double glazed window to the side. Wood effect Karndean flooring. Recessed LED lighting. Vertical period style radiator.



CLOAKROOM/WC

White/chrome wall mounted wash basin with mixer tap and low-level WC. PVCu double glazed window to the side. Wood effect Karndean flooring. Automated recessed LED lighting. Extractor fan. Heated towel rail.

FIRST FLOOR

LANDING

Access to the boarded loft space via a folding ladder. Opaque PVCu double glazed window to the side. Panelled balustrade.

BEDROOM ONE

13'3" x 12'6" (4.04m x 3.81m)

Fitted with an eight door range of wardrobes containing double hanging rails and shelving. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

12'6" x 11'6" (3.81m x 3.51m)

PVCu double glazed window to the rear. Radiator.

BEDROOM THREE

8'1" x 5'10" (2.46m x 1.78m)

PVCu double glazed window to the front. Radiator.

BATHROOM/WC

8'11" x 8'6" (2.72m x 2.59m)

Fitted with a white/chrome suite comprising panelled bath with thermostatic shower and screen above, pedestal wash basin and low-level WC. Tiled surrounds. Airing cupboard housing the wall mounted gas central heating boiler. Opaque PVCu double glazed window to the rear. Tile effect flooring. Radiator.

OUTSIDE

Parking within the driveway.

Rear gardens with a fence perimeter.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

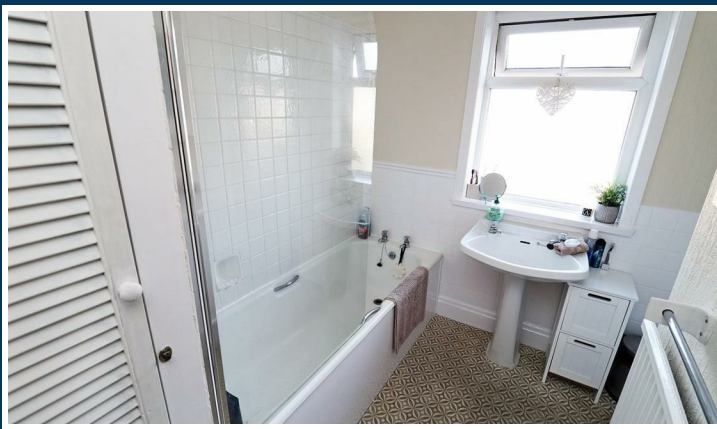
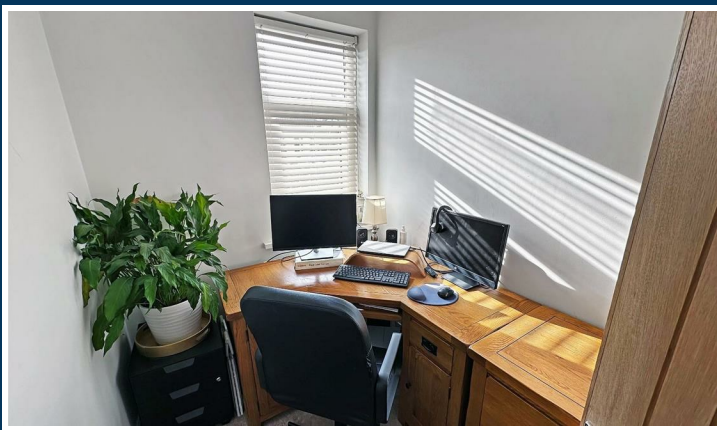
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

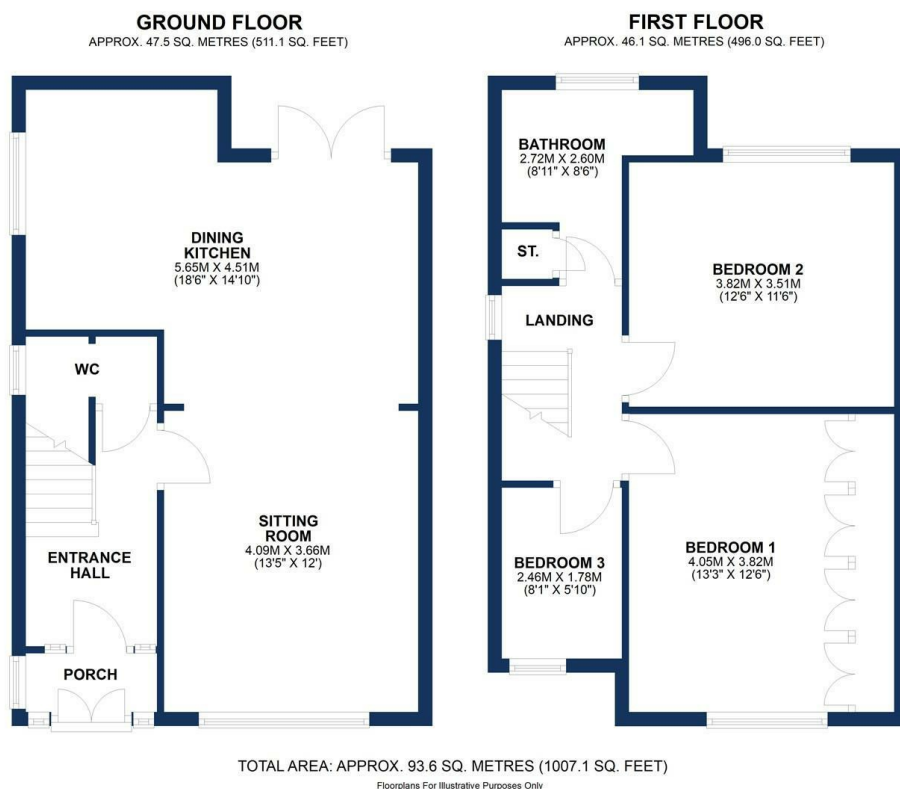
Band C.

NOTE

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



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